

H181 - Land East of Manor Farm, Southill Road, Broom							
Size (ha)	2.13						
Proposal	48 dwellings						
Description	Located to the south west of Broom and to the west of Southill Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	2%	No	92%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> Village has limited services, facilities and infrastructure Loss of countryside Location near quarry is unsuitable Development will have a negative impact on the character of Broom Increase in road congestion Affordable housing is needed in the village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	1						
Rank	2 nd ranked in settlement out of 6						
Conclusion	<p>The site scored poorly within the rural area. For this reason the site was not taken forward. This site was one of the lowest scoring sites across the whole of the Rural Area. Broom is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	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						

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

H183 - Land North of Bancroft Avenue, High Street, Broom							
Size (ha)	3.5						
Proposal	78 dwellings						
Description	Located to the west of Broom and to the west of the High Street. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	97%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Village has limited services, facilities and infrastructure • Loss of countryside • Location near quarry is unsuitable • Development will have a negative impact on the character of Broom • Increase in road congestion • Affordable housing is needed in the village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	10						
Rank	1st ranked in settlement out of 5						
Conclusion	<p>The site scored poorly within the rural area. For this reason the site was not taken forward. This site was one of the lowest scoring sites across the whole of the Rural Area. Broom is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	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						

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

H184 - Land South of Southill Road, Broom							
Size (ha)	1.4						
Proposal	25 dwellings and a relief road						
Description	Located to the south west of Broom and to the south of Southill Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	84%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> -Village has limited services, facilities and infrastructure Loss of countryside Location near quarry is unsuitable Development will have a negative impact on the character of Broom Increase in road congestion Affordable housing is needed in the village A relief road would be beneficial to the village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	-15						
Rank	5th ranked in settlement out of 6						
Conclusion	<p>The site scored poorly within the rural area. For this reason the site was not taken forward. This site was one of the lowest scoring sites across the whole of the Rural Area. Broom is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	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</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.	

H185 - Land North of 1-11, High Road, Broom							
Size (ha)	0.56						
Proposal	10 dwellings						
Description	Located to the north of Broom and north of the High Road. The site is currently a farm yard.						
Issue & Options Consultations							
Consultation Responses	Yes	2%	No	92%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> • Village has limited services, facilities and infrastructure • Loss of countryside • Development will have a negative impact on the character of Broom • Increase in road congestion • Site is prone to flooding • Land is contaminated • Affordable housing is needed in the village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	-8						
Rank	4th ranked in settlement out of 6						
Conclusion	<p>The site scored poorly within the rural area. For this reason the site was not taken forward. This site was one of the lowest scoring sites across the whole of the Rural Area. Broom is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	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</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.	

H241 – Broom Farm, High Street, Broom							
Size (ha)	5.87						
Proposal	Mixed use						
Description	The site, located to the south of Broom, has a variety of uses. The land is made up of paddock land, redundant farm buildings and the garden of the Green Man White Horse Public House.						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	82%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> • Scale of development is unsuitable to development • Loss of countryside • Existing amenities cannot support the development • A relief road would be beneficial to the village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	-23						
Rank	6th ranked in settlement out of 6						
Conclusion	<p>The site scored poorly within the rural area. For this reason the site was not taken forward. This site was one of the lowest scoring sites across the whole of the Rural Area. Broom is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H294 - Land to rear of the White Horse PH, High Street, Broom							
Size (ha)	0.29						
Proposal	Residential – Number not specified						
Description	The site is located to the south of Broom, just below the White Horse Public House. The site is currently used as garden land.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	5%	No	76%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of green space • Existing amenities cannot support the development • A relief road would be beneficial to Broom 						
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	1						
Rank	2nd ranked score in settlement out of 6						
Conclusion	<p>The site scored poorly within the rural area. For this reason the site was not taken forward. This site was one of the lowest scoring sites across the whole of the Rural Area. Broom is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
Highways <u>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.							

H349 – Land East of 8 High Road, Broom							
Size (ha)	0.21 ha						
Proposal	3 dwellings						
Description	The site is currently contains a number of subdivided garden areas, these that include a lawn and a vegetable/fruit garden.						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	89%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Protected trees will have to be cut down to allow development Development will be isolated from the settlement 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access 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	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

E52 - Broom Quarry, Broom							
Size (ha)	<u>B1 Business, B8 Storage or Distribution, C1 Hotels, C2 Residential Colleges (for student accommodation, relocation of the college, cycle/boat hire and other tourism uses); number of jobs unknown</u>						
Proposal	<u>Located to the north of Broom and to the east of the B658. The site is used as a sand/gravel quarry</u>						
Description	<u>B1 Business, B8 Storage or Distribution, C1 Hotels, C2 Residential Colleges (for student accommodation, relocation of the college, cycle/boat hire and other tourism uses); number of jobs unknown</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>5%</u>	No	<u>92%</u>	Maybe	<u>3%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Objection to the proposal as the original agreement was to return the site to agricultural land with a fishing/boat lake and public footpaths</u> <u>Negative impact on wildlife</u> <u>Development would alter the character of the village</u> <u>Increase in road congestion</u> <u>Existing amenities cannot support the development</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>No comment made</u>						
Accessibility to Housing	<u>No comment made</u>						
Road Access	<u>No comment made</u>						
Availability	<u>No comment made</u>						
AGLV/Gap	<u>No comment made</u>	Flood Zone	<u>No comment made</u>	Important Open Space	<u>No comment made</u>		
Other Important Land Uses	<u>No comment made</u>						
Number of 'Reds'	<u>No comment made</u>		Number of 'Ambers'		<u>No comment made</u>		

Rank	<u>No comment made</u>
Conclusion	<u>As no sites scored fewer than four 'reds' all sites were deemed acceptable to progress to the next assessment stage.</u>
ELR Stage 3	
Score	<u>21</u>
Rank	<u>Joint 1st rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>
Conclusion	<u>The site is the joint highest scoring in the area. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The only area that has been deemed suitable is E18, in Maulden. There is some limited potential for employment allocation at Maulden, in order to cater for employment needs of Ampthill and Flitwick. For these reasons the site has not progressed to Stage 4.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E54 - Processing Site, Broom Quarry, Nr Upper Caldecote							
Size (ha)	<u>14.28</u>						
Proposal	<u>B1 Business, B8 Storage or Distribution, retail, leisure and tourism; number of jobs not known</u>						
Description	<u>Located to the south east of Upper Caldecote and south of the B658. The site is a quarry processing site</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>89%</u>	Maybe	<u>11%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Objection to the proposal as the original agreement was to return the site to agricultural land with a fishing/boat lake and public footpaths</u> <u>Increase in road congestion</u> <u>Negative impact on wildlife</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>Farmland - Red</u>						
Accessibility to Housing	<u>Adjacent Potton - Green</u>						
Road Access	<u>Relatively close to B1040 and B1042 but some 5km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>39th</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
ELR Stage 3							
Score	<u>21</u>						
Rank	<u>Joint 1st rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>						

Conclusion	<u>The site is the joint highest scoring in the area. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The only area that has been deemed suitable is E18, in Maulden. There is some limited potential for employment allocation at Maulden, in order to cater for employment needs of Ampthill and Flitwick. For these reasons the site has not progressed to Stage 4.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	