

H032 - Land at Readshill Plantation, Back Street, Clophill							
Size (ha)	11.89						
Proposal	20-50 dwellings and employment provision						
Description	Located to the north west of Clophill east of the A6 and is a disused sand pit.						
Issue & Options Consultations							
Consultation Responses	Yes	28%	No	49%	Maybe	23%	
Consultation Comments	<ul style="list-style-type: none"> Both potential access points are hazardous Negative impact on nearby woodland Mixed use scheme would be an acceptable development on a brown field site Improved access may calm traffic on the A6 						
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	20						
Rank	10th ranked score in settlement out of 13						
Conclusion	<p>The site scored poorly within the <u>settlement and the Rural Area</u>. The site is in <u>less an unsustainable location than others in the village;</u> <u>therefore For this reason</u> 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							

The site is in less sustainable location than others in the village and in accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

H032 - Land at Readshill Plantation, Back Street, Clophill							
Size (ha)	<u>11.89</u>						
Proposal	<u>20-50 dwellings and employment provision</u>						
Description	<u>Located to the north west of Clophill east of the A6 and is a disused sand pit.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>28%</u>	No	<u>49%</u>	Maybe	<u>23%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Both potential access points are hazardous</u> <u>Negative impact on nearby woodland</u> <u>Mixed use scheme would be an acceptable development on a brown field site</u> <u>Improved access may calm traffic on the A6</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>Adjacent to Clophill – Amber</u>						
Road Access	<u>Adjacent to the A6 and close to the 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>18</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>5th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>It does not appear that employment space is now being proposed on this site, although the site is broadly suitable for small scale B1 use. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area.</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>In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment identified that the site is in less sustainable location than others in the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H039 - S.A.D Reid Transport, Top Farm Haulage Depot, Shefford Road, Beadlow							
Size (ha)	2.0						
Proposal	30-40 dwellings and B1 employment use						
Description	Located to the east of Clophill and north of the A507. <u>It and</u> is currently used as a <u>T</u> ransport and <u>H</u> haulage business and storage yard.						
Issue & Options Consultations							
Consultation Responses	Yes	28%	No	49%	Maybe	23%	
Consultation Comments	<ul style="list-style-type: none"> • Site is too far outside of the settlement • No adequate local services or infrastructure • Development will be on a brown field site • Development will not add congestion to the village • Clophill will benefit from the proposed park land and footpath to the east of the site 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<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	40						
Rank	<u>4th-Joint 2nd</u> ranked score in settlement out of 13						
Conclusion	<p>The site scored reasonably well within the <u>settlement and the Rural Area</u>. <u>The site scored well as it is brownfield land. Although the Council encourages the development of brownfield land, it was considered that this site was located too far from the settlement of Clophill for it to be sustainable. There are far more suitable sites in the area; therefore the site</u> <u>For this reason the site</u> -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</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

Although the site scored well as brownfield land it was considered that this site was located too far from the settlement of Clophill for it to be sustainable. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

H039 - S.A.D Reid Transport, Top Farm Haulage Depot, Shefford Road, Beadlow							
Size (ha)	<u>2.0</u>						
Proposal	<u>30-40 dwellings and B1 employment use</u>						
Description	<u>Located to the east of Clophill and north of the A507. It is currently used as a transport and haulage business and storage yard.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>28%</u>	No	<u>49%</u>	Maybe	<u>23%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Site is too far outside of the settlement</u> <u>No adequate local services or infrastructure</u> <u>Development will be on a brown field site</u> <u>Development will not add congestion to the village</u> <u>Clophill will benefit from the proposed park land and footpath to the east of the site</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Industrial uses/Lorry park – Green</u>						
Accessibility to Housing	<u>1km from Clophill – Red</u>						
Road Access	<u>Approximately 0.6km from A507 – 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>44</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	16
Rank	<u>11th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>The site is an existing employment location being promoted for redevelopment and in accordance with the methodology cannot be counted towards the total requirement for employment land. Therefore the employment element of this proposal has 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 Employment Land Review Stage 3 concluded that as the site is an existing employment site it cannot be counted towards the total requirement for employment land in Sandy. The housing assessment concluded that although the site scored well as brownfield land it was considered that this site was located too far from the settlement of Clophill for it to be sustainable. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H041 - Land adj. Jaques Farm, Jaques Lane, Clophill							
Size (ha)	1.46						
Proposal	15-20 dwellings						
Description	Located to the east of Clophill and to the east of Jaques Lane and is currently used as agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	84%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> Both access points are narrow and unsuitable to increase congestion Detrimental impact on a Greenfield area and wildlife habitat 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	14						
Rank	11th ranked score in settlement out of 13						
Conclusion	<p>The site scored poorly within the rural area. This site was one of the lowest scoring sites across the whole of the Rural Area. There are more sustainable locations for residential development. For this reason the site was not taken forward. has not progressed to Stage 3.</p>						
Stage 3							
<u>Access 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						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H042 - Dwelling and garden land to the rear of 122a & 124 High Street, Clophill							
Size (ha)	0.81						
Proposal	12-15 dwellings						
Description	Located in the middle of Clophill to the south of the High Street and to the rear of 122a/124. The the site is currently a dwelling and its associated rear garden.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	80%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Detrimental effect on the rural environment and local wildlife 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	73						
Rank	7th 1 st ranked score in settlement out of 13						
Conclusion	<u>This site scored well within the settlement and the Rural Area and is located towards the centre of a Large Village. For these reasons the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u>						
Stage 3							
<u>Access Highways Authority</u>	none <u>No comments made</u>						
<u>Highways Agency</u>	<u>No comments made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comments made</u>						
Conservation	Great concern – Does not respect the original form of the locality.						
Contaminated Land	none <u>No comments made</u>						
Drainage	No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is green						
English Heritage	Concerns – Would detract from the appearance and unlikely to respect linear pattern.						
Landscape	Must be sensitive to the surrounding environment.						
Natural England	none <u>No comments made</u>						
Water	RAG rating is green						
Conclusion	The Stage 3 assessment has identified some issues with the proposal. Because of this, the proposal will be reduced significantly in size, in order to complement the original form of the locality. This proposal is deemed acceptable for the Site Allocations DPD.						

Final Decision

The Council has included the site within the Site Allocations Development Plan Document to provide approximately 6 dwellings. There have been no exceptional issues identified within the three stages of assessment.

H073 - Land rear of Clophill House, High Street, Clophill							
Size (ha)	0.26						
Proposal	8-10 dwellings						
Description	Located in the centre of the settlement and to the east of Mill Lane. The site is a paddock for Clophill House.						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	58%	Maybe	38%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Detrimental impact on the rural setting 						
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	39						
Rank	5th ranked score in settlement out of 13						
Conclusion	<p>Although the site scored reasonably well within the settlement and the Rural Area, other sites are considered to be more suitable for residential development. There are far more suitable sites in the area; therefore For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access 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						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H093 - The Old Sandpit, Great Lane, Clophill							
Size (ha)	0.2						
Proposal	6-8 dwellings						
Description	Located in the centre of Clophill and to the east of the Great Lane. The site is currently unused.						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	57%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Detrimental impact on the rural setting 						
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	31						
Rank	8th ranked in settlement out of 13						
Conclusion	<p>The site scored reasonably within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Although the site scored reasonably well within the settlement and the Rural Area, other sites are considered to be more suitable for residential development. For this reason the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H094 - Field to the rear of 95 High Street, Clophill							
Size (ha)	Unknown						
Proposal	N/a						
Description	Unknown						
Issue & Options Consultations							
Consultation Responses	Yes	N/a	No	N/a	Maybe	N/a	
Consultation Comments	N/a						
Stage 1							
Green Belt	N/a	Less Than Four Dwellings	N/a	Minerals & Waste Site	N/a	Wholly Flood Zone 2/3	N/a
Archaeological Site/ SAM	N/a	Important Countryside Gap	N/a	Biological or Geological Importance			N/a
Conclusion	The site has been was withdrawn <u>and resubmitted as H353</u>						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H150 - Land West of Jaques Lane, Clophill							
Size (ha)	1.8						
Proposal	8 dwellings						
Description	Located to the east of Clophill and to the west of Jaques Lane. The site is a vacant piggery and stables						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	72%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> • Jaques Lane is too narrow to support further traffic • The site is prone to flooding • Site backs onto an important <u>L</u>akeland area 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	32						
Rank	7th <u>Joint 6th</u> ranked in settlement out of 13						
Conclusion	The site scored reasonably within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Although the site scored reasonably well within the settlement and the Rural Area, other sites are considered to be more suitable for residential development. For this reason the site has not progressed to Stage 3.						
Stage 3							
<u>Access 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						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H157 - Land adjacent Castle Hill Court, Shefford Road, Clophill							
Size (ha)	0.35						
Proposal	10 dwellings						
Description	Located in the east of Clophill and to the south of Shefford Road. The site is vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	38%	No	29%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> 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	32						
Rank	<u>Joint</u> 6th ranked in settlement out of 13						
Conclusion	<p><u>This site scored reasonably well within the settlement and the Rural Area. Although there are other sites within Clophill that have scored higher, this scheme proposes small, 2 bedroomed residential units which are needed in the village. In addition it is considered that this site is in a suitable location for development. For these reasons the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
<u>Access Highways Authority</u>	none <u>No comments made</u>						
<u>Highways Agency</u>	<u>No comments made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comments made</u>						
<u>Built Conservation</u>	none <u>No comments made</u>						
Contaminated Land	Medium and low risks						
<u>Internal Drainage Board</u>	No direct discharge to watercourse will be permitted.						
Environmental Health	RAG rating is green						
English Heritage	<u>No comments made</u> none						
Landscape	<u>No comments made</u> none						
Natural England	<u>No comments made</u> none						
<u>Anglian Water</u>	RAG rating is amber – infrastructure upgrade required						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.						
Final Decision							
The Council has included the site within the Site Allocations Development Plan							

| Document to provide a minimum of 10 dwellings. There have been no exceptional issues identified within the three stages of assessment.

H268 - Church Fields, Great Lane, Clophill							
Size (ha)	5.92						
Proposal	180 dwellings						
Description	The plot is located to the North of Clophill, opposite the proposal H269. Currently used for grazing.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	98%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative impact on the countryside 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	0						
Rank	13th ranked in settlement out of 13						
Conclusion	The site scored poorly within the R Rural a Area. For this reason the site was not taken forward.						
Stage 3							
Highways <u>Agency</u>	Not applicable						
<u>Highways Authority</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.							

H269 - Church Fields, Old Church Track, Clophill							
Size (ha)	7.03						
Proposal	207 dwellings						
Description	The plot is located to the North of Clophill, opposite the proposal H268. The site is used for grazing.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	97%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Negative impact on the countryside 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	6						
Rank	12th ranked in settlement out of 13						
Conclusion	The site scored poorly within the Rural Area . For this reason the site was not taken forward.						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
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.							

H271 - Mouse Farm, Shefford Road, Clophill							
Size (ha)	0.28						
Proposal	2 - 7 dwellings						
Description	The site is reasonably flat and used for agricultural purposes (grazing sheep).						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	62%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> Negative visual impact Negative impact on an important Wildlife habitat 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	24						
Rank	9th ranked in settlement out of 13						
Conclusion	The site scored poorly within the rural area, did not score well and is somewhat detached from the settlement. The site is in an unsustainable location; therefore For these reasons the site has not progressed to Stage 3.						
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.							

H316 - The Field, Little Lane, Clophill							
Size (ha)	1.8						
Proposal	5 dwellings						
Description	The site is located near the centre of Clophill, on a sloped area of grassland. The land is vacant and featureless.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> Access needs to be widened, but in doing this, this will adversely affect the attractiveness of the area Junction with Great Lane is too steep 						
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	40						
Rank	3rd <u>Joint 2nd</u> ranked in settlement out of 13						
Conclusion	The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3. Although the site scored reasonably well within the settlement and the Rural Area, other sites are considered to be more suitable for residential development. For this reason the site has not progressed to Stage 3.						
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.							

H353 – Field to Rear of 95 High Street, Clophill							
Size (ha)	0.37 ha						
Proposal	25 dwellings or sheltered accommodation.						
Description	The proposed site is predominantly unused except for a small area in the lower south western corner currently used as an allotment. There is also a small brick built agricultural building, used for storage.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	0%	Maybe	100%	
Consultation Comments	<ul style="list-style-type: none"> Support for use, on condition the access is improved 						
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	40						
Rank	<u>Joint</u> 2nd ranked in settlement out of 13						
Conclusion	The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3. <u>Although the site scored reasonably well within the settlement and the Rural Area, other sites are considered to be more suitable for residential development. For this reason the site has not progressed to Stage 3.</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 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>Anglia</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.							