

Cranfield Sites Summary

Following the call for sites, 16 sites were promoted for employment, housing or mixed use or purposes. The proposals included 12 residential sites and 4 employment sites.

None of the residential sites were eliminated at the Stage 1 round of the housing assessment with all progressing to Stage 2. As sites H040, H133 and H322 neighboured each other, they were considered as a joint proposal. This scheme was the 3rd highest scoring and capable of providing for the majority of the housing requirement in Cranfield, as well as a new lower school, if required. While site H180 scored slightly higher, and also proposed to provide a lower school, it would deliver far less housing than the combined site. Site 180 was also considered to be valuable agricultural land.

Site H105 was the 4th highest scoring site but there has been major public concern about development in this location. Site H104 was the highest scoring site in the settlement and whilst within the settlement envelope, the site is underutilised brownfield land and therefore was taken forward to Stage 3 and has been included as an allocation in the DPD under Policy HA8. The remaining 6 sites were not deemed acceptable to progress to Stage 3 compared to these higher scoring sites.

The third assessment stage identified some slight concerns regarding the joint proposal (H040, H133 and H322) and H104 as detailed in each of the summary sheets. However, the assessment did not find any exceptional issues which would limit the development of these sites. Both schemes have been included in the Site Allocations Development Plan Document under Policies HA7 and HA8 for residential development.

The employment proposals all included sites located near to the Cranfield Technology Park. Sites E02, E26 and E41 were all found to have particular issues regarding their development potential as set out in the site summary sheets. Only one site E82 was deemed appropriate in terms of being within close proximity to the existing Technology Park with satisfactory access and with no other major site issues. E82 has therefore been allocated for B1 use under Policy EA5.

H026 - Bedford Road, East End, Cranfield							
Size (ha)	3.8						
Proposal	100 dwellings						
Description	Located to the east of the settlement and north of East End Farm and is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Detrimental impact on the countryside • Infrastructure, services and facilities cannot sustain development • Increase in road congestion • Development is outside of the settlement envelope • Negative visual impact 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	53						
Rank	79th ranked score in settlement out of 102						
Conclusion	<p><u>Although the site scored reasonably well overall, when compared to other sites within Cranfield it scored poorly. There are other sites within Cranfield that have scored higher and are considered to be more suitable for residential development. 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.</u></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>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.

H040/H133/H322 - Land Rear of Central Garage, High Street, Cranfield~~H040--Land Rear of Central Garage, High Street, Cranfield~~

Size (ha)	<u>7.232.87</u>
Proposal	<u>135 dwellings</u> 100 dwellings
Description	<u>Located to the west of Cranfield/High Street and is currently used as off-road 4x4 driving. This site is located near the centre of the settlement, just north/west of the High Street. The site is adjacent to the Cross Keys Public House and contains an airfield installation at the north-west corner of the site. The land is predominantly used for arable.</u>

Issue & Options Consultations

Consultation Responses	<u>H040</u>	Yes	39.4%	No	42.4%	Maybe	18.2%
	<u>H133</u>	Yes	<u>14%</u>	No	<u>62%</u>	Maybe	<u>24%</u>
	<u>H322</u>	Yes	<u>29%</u>	No	<u>71%</u>	Maybe	<u>0%</u>

Consultation Comments	<ul style="list-style-type: none"> • Detrimental impact on the countryside • Increase in road congestion • Infrastructure, services and facilities cannot sustain development • <u>Detrimental impact on the countryside</u> • Site is well served by local facilities • A new GP surgery is needed • The development is logical infill, site of least impact to Cranfield
-----------------------	---

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	102
Rank	3rd ranked score in settlement out of <u>102</u>
Conclusion	<u>This site scores very well within the settlement. The site is of a size where community facilities can be provided on site, such as a school. The site can almost meet the allocation required for Cranfield, as stated in the Core Strategy. For these reasons the site has progressed to Stage 3</u> Nothing to prevent progression to stage 3

Stage 3

<u>Access Highways Authority</u>	<u>Access to the existing network should not be a problem subject to capacity assessment of the local network. There are three access options, although the access through the Cross Keys PH would be discouraged.</u> Three access options, although the access through the Cross Keys PH would be discouraged.
<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</u> Conservation	<u>No comment made</u> none
Contaminated Land	<u>No comment made</u> none
<u>Internal</u> Drainage Board	<u>No comment made</u> none
Environmental Health	<u>RAG rating is amber - Noise from Airfield may make development unsuitable</u> RAG rating amber – Noise mitigation required
English Heritage	<u>No comment made</u> none
Landscape	<u>Prefer to see reduced scale of development; requires quality screening to rear to protect rural edge and improvements to street landscaping at junctions.</u> none
Natural England	<u>No comment made</u> none
<u>Anglian</u> Water	<u>Amber RAG rating – Water and waste water supply infrastructure upgrade required.</u> RAG rating is amber – infrastructure upgrade required
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.</u> 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. This site shall be part of a larger site, including sites H133 and H322.
Final Decision	
<u>The Council has included the site within the Site Allocations Development Plan Document for residential development of 135 dwellings and a lower school, if required. There have been no exceptional issues identified within the three stages of assessment</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.	

H040 - Land Rear of Central Garage, High Street, Cranfield							
Size (ha)	2.87						
Proposal	100 dwellings						
Description	Located to the west of Cranfield/High Street and is currently used as off-road 4x4 driving						
Issue & Options Consultations							
Consultation Responses	Yes	39.4%	No	42.4%	Maybe	18.2%	
Consultation Comments	<ul style="list-style-type: none"> •Detrimental impact on the countryside •Increase in road congestion •Infrastructure, services and facilities cannot sustain development •Site is well served by local facilities •A new GP surgery is needed •The development is logical infill, site of least impact to Cranfield 						
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	102						
Rank	3rd ranked score in settlement out of 12						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Three access options, although the access through the Cross Keys PH would be discouraged.						
Conservation	none						
Contaminated Land	none						
Drainage	none						
Environmental Health	RAG rating amber — Noise mitigation required						
English Heritage	none						
Landscape	none						
Natural England	none						
Water	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. This site shall be part of a larger site, including sites H133 and H322.						
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.							

H057 - Land at Broad Green Farm, Bourne End Road, Cranfield							
Size (ha)	4.91						
Proposal	160+ dwellings						
Description	Located to the north east of Cranfield to the south west of Moat Farm. The site is currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	94%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Development would reduce the buffer to the SSSI • Increase in road congestion • Infrastructure, services and facilities cannot sustain development • Development would not be located near public transport of local services 						
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	47						
Rank	911th ranked in settlement out of 102						
Conclusion	<p><u>Although the site scored reasonably well overall, when compared to other sites within Cranfield it scored poorly. There are other sites within Cranfield that have scored higher and are considered to be more suitable for residential development. 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.</u></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>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.	

H099 - Land between Bourne End Road and Crawley Road, Cranfield							
Size (ha)	9.23						
Proposal	200 dwellings						
Description	Located to the north of Cranfield and to the north of Crawley Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	91%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Infrastructure, services and facilities cannot sustain development • 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	49						
Rank	810th ranked score in settlement out of 102						
Conclusion	<p><u>Although the site scored reasonably well overall, when compared to other sites within Cranfield it scored poorly. There are other sites within Cranfield that have scored higher and are considered to be more suitable for residential development. 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.</u></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.

H104 – 1 & 2 High Street, Cranfield							
Size (ha)	0.7						
Proposal	20 -25 dwellings						
Description	This parcel of land is positioned to the South West of Cranfield, over two derelict homes. The site would abut the Home Farm development.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	22.7%	No	59.1%	Maybe	18.2%	
Consultation Comments	<ul style="list-style-type: none"> Local facilities and infrastructure will be overstretched. Detrimental impact on the countryside. Detrimental impact on the road network The development could join with the Home Farm site. The proposal would be an improvement compared to the current use. 						
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	149						
Rank	<u>1st ranked score in settlement out of 101st</u>						
Conclusion	<p><u>The site scores very highly within the rural area. It is ranked top within Cranfield was the highest scoring within the settlement. While it is within the settlement envelope, it is considered underutilised brownfield land, and acceptable to progress.</u> For these reasons the site has progressed to Stage 3.</p>						
Stage 3							
<u>Highways Authority</u>	<u>Unlikely to cause any highway concerns.</u> none						
<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> none						
Contaminated Land	<u>The site borders a light Industrial land use/Depot - medium risk site from fuels/tanks</u> Medium risk						
Internal Drainage Board	<u>No comment made</u> none						
Environmental Health	RAG rating is green <u>- Road noise may be of concern</u>						
English Heritage	<u>No comment made</u> none						
Landscape	<u>Acceptable if scale of housing kept to 2 storey village style homes and design low-key and lighting controlled. Need to protect hedgerows and create woodland edge as feature for</u>						

	<u>Forest of Marston Vale and to create gateway to Cranfield. Hedgerow/woodland edge required.</u>
Natural England	<u>No comment</u>
Anglian Water	<u>RAG rating is Amber – Waste water treatment works capacity requires Upgrades would be required to serve future growth. There is a Sewer crossing the site.</u>
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	
<u>The Council has included the site within the Site Allocations Development Plan Document for residential development of 25 dwellings. There have been no exceptional issues identified within the three stages of assessment</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.	

H105 - Land at Cranfield Airfield, Cranfield University, Cranfield

Size (ha)	17.4
Proposal	425 dwellings
Description	Located to the west of Cranfield and the east of the airfield. The site is a part of a redundant 3 rd runway

Issue & Options Consultations

Consultation Responses	Yes	27%	No	66%	Maybe	7%
Consultation Comments	<ul style="list-style-type: none"> • Infrastructure, services and facilities cannot sustain development • Loss of part of a large airfield • Increase in road congestion • Development will be effected by noise from the airfield • Home Farm has already been chosen for significant development in Cranfield 					

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: 101

Rank: 4th ranked in settlement out of 102

Conclusion: Although the site scored well within the settlement there are other sites within Cranfield that have scored higher and are considered to be more suitable locations for residential development. The site has been previously refused by the inspector during the Local Plan, citing concerns of the noise. An airpark has been planned to the north of the airfield, possibly increasing use. For these reasons the site has not progressed to Stage 3. 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.

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.	

H133 - Rear of High Street, Cranfield							
Size (ha)	1.4						
Proposal	25-35 dwellings						
Description	Located to the west of Cranfield and to the west of the High Street. The site is currently agricultural						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	62%	Maybe	24%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Infrastructure, services and facilities cannot sustain development • Increase in road congestion <ul style="list-style-type: none"> • Site could accommodate a new GP surgery 						
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	102						
Rank	4th ranked in settlement out of 12						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Three access options, although the access through the Cross Keys PH would be discouraged.						
Conservation	none						
Contaminated Land	none						
Drainage	Adjacent to main river and FZ2. Upstream of known flooding. FRA required. No increase in flows to IDB watercourses will be permitted.						
Environmental Health	Slight restrictions due to proximity to public house						
English Heritage	none						
Landscape	none						
Natural England	none						
Water	RAG rating is amber — Waste water capacity upgrade						
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. This site shall be part of a larger site, including sites H040 and H322.						
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.							

H180 - Land at East End Farm, Bedford Road, Cranfield							
Size (ha)	3.50						
Proposal	70 dwellings and lower school						
Description	Located to the north east of Cranfield and to the south of Bedford Road. The site is currently used for agriculture which includes farm buildings						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	82%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Increase in road congestion • Infrastructure, services and facilities cannot sustain development • Negative visual impact across Marston Vale 						
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	103						
Rank	2nd ranked in settlement out of 102						
Conclusion	<p><u>The site scores very highly within Cranfield. The site has not progressed to Stage 3 as there are other larger sites within Cranfield that are also sustainably located and are able to provide community facilities on site. The Development Strategy Task force have emphasized the value of the agricultural land, and therefore seek to retain it. They also sought to contain development to two sites; this site would not be able to meet the Core Strategy allocation requirement without a site of 80 dwellings. 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></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.	

H214 - Former Glasshouse Land, Lodge Road/Ailwyns Acre/Wood End, Cranfield							
Size (ha)	0.62						
Proposal	5-15 dwellings						
Description	Located to the south of Cranfield and to south of Lodge Road. The site is vacant						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	76%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Previous applications have been refused • Development would be outside of the settlement envelope • Infrastructure, services and facilities cannot sustain development 						
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	95						
Rank	75th ranked in settlement out of 102						
Conclusion	<p><u>Although the site scored well within the settlement there are other sites within Cranfield that have scored higher and are considered to be more suitable locations for residential development. For this reasons the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3.</u></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.

H274 - Land South of Crawley Road, Cranfield							
Size (ha)	22.21						
Proposal	400 dwellings						
Description	This large site is situated towards the North West of Cranfield, behind a row of housing. The site is currently used for arable farming.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	89%	Maybe	4%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Infrastructure, services and facilities cannot sustain development • Increase of road congestion • Site is close to a runway and associated noise 						
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	81						
Rank	<u>68</u> th ranked in settlement out of <u>102</u>						
Conclusion	<p><u>Although the site scored reasonably well overall, when compared to other sites within Cranfield it scored poorly. There are other sites within Cranfield that have scored higher and are considered to be more suitable for residential development. For this reason the site has not progressed to Stage 3. 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></p>						
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						
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.

H310 - Highridge, Woodend Road, Cranfield							
Size (ha)	2.08						
Proposal	6 dwellings						
Description	The site is located to the South of Cranfield, just South of Home Farm. The site is currently unused, however it has previously been used as a poultry farm and sewage works.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Poor access Increase in road congestion Rural character of the area should be preserved 						
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	42						
Rank	120th ranked in settlement out of 102						
Conclusion	<p><u>The site was the lowest scoring within the settlement. For these reasons The site scored poorly within the settlement. The site is in an unsustainable location; therefore</u> the site has not progressed 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.							

H322 - Globe Land, rear of The Cross Keys PH, High Street, Cranfield							
Size (ha)	5.99						
Proposal	60 dwellings						
Description	This site is located near the centre of the settlement, next to proposal H133. The site is adjacent to the Cross Keys Public House and contains an airfield installation at the north-west corner of the site. The land is predominantly used for arable.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	29%	No	71%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Limited local services • Increase in road congestion • Concerns about overdevelopment inline with other proposed sites 						
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	102						
Rank	5th ranked in settlement out of 12						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Highways	Three access options, although the access through the Cross Keys PH would be discouraged.						
Conservation	none						
Contaminated Land	none						
Internal Drainage Board	none						
Environmental Health	none						
English Heritage	None						
Landscape	None						
Natural England	None						
Anglian Water	none						
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. This site shall be part of a larger site, including sites H040 and H133.						
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.							

E02 - 'Land at Wharley Farm, College Road, Cranfield'							
Size (ha)	<u>21.20</u>						
Proposal	<u>B1 Research and Development; 5,700 jobs</u>						
Description	<u>Located to the north west of Cranfield and north of College Road. The site is currently in agricultural use with associated farm buildings</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>Increase in road congestion</u> <u>Loss of countryside</u> <u>Site is in an established employment area</u> <u>Type of employment proposed is important to the area</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>	<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 1/4 developed as farm buildings, 3/4 farmland - Red</u>						
Accessibility to Housing	<u>Approximately 0.8km from main Cranfield conurbation but no direct access to it - Red</u>						
Road Access	<u>Approximately 4.3km from M1 - 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>Part of Marston Vale Community Forest</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>61st</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed</u>						

	<u>acceptable to progress to the next assessment stage.</u>
ELR Stage 3	
Score	<u>18</u>
Rank	<u>Joint 2nd ranked out of 4 in Cranfield</u>
Conclusion	<u>The proposal scored reasonably well within the settlement. The site has poor road access and strategic access in addition to a very low profile. It is considered that there are more suitable alternatives, 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>	

E26 - Stilliters Farm, off Moulsoe Road, Cranfield							
Size (ha)	<u>2.2</u>						
Proposal	<u>B1 Business; 415-520 jobs</u>						
Description	<u>Located to the west of Cranfield and north of Moulsoe Road. The site is currently used for commercial dog kennels and residential</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>20%</u>	No	<u>53%</u>	Maybe	<u>27%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Scale of development is unsuitable for the size of the site</u> <u>Loss of countryside</u> <u>Established employment area</u> <u>Substantial landscaping will be required</u> <u>A green travel plan should be implemented</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>	<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 90% greenfield, 10% farm buildings - Red</u>						
Accessibility to Housing	<u>Approximately 0.8km from outskirts of Cranfield - Red</u>						
Road Access	<u>3.1km from M1 - 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>Part of Marston Vale Community Forest - Green</u>						
Number of	<u>3</u>		Number of 'Ambers'			<u>0</u>	

'Reds'	
Rank	<u>63rd</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>18</u>
Rank	<u>Joint 2nd ranked out of 4 in Cranfield</u>
Conclusion	<u>The proposal scored reasonably well within the settlement. While the site is adjacent to the technology park allocation but would not share an access with it and is somewhat detached from other built development. It is considered that there are more suitable alternatives, 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>	

E41 - Cranfield Glebe, Land West of Cranfield Technology Park

Size (ha)	<u>8.0</u>
Proposal	<u>B1 Business; 240-360 jobs</u>
Description	<u>Located to the west of Cranfield and west of the Technology Park. The site is used for agriculture</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>24%</u>	No	<u>59%</u>	Maybe	<u>17%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</u> <u>Site will reduce the buffer to the SSSI</u> <u>Increase in road congestion</u> <u>Poor access</u> <u>Site is near local services</u> <u>Site is in a well established employment area</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>Greenfield - Red</u>						
Accessibility to Housing	<u>Approximately 0.2km from main Cranfield conurbation - Amber</u>						
Road Access	<u>2.5km from M1 - 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>Part of Marston Vale Community Forest - Green</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>Part of Marston Vale Community Forest - Green</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>18</u>
Rank	<u>Joint 2nd ranked out of 4 in Cranfield</u>
Conclusion	<u>The proposal scored reasonably well within the settlement.</u>

	<u>While benefiting from its close proximity to the Technology Park, is a sloping site which would need to be accessed via very narrow rural roads. It is considered that there are more suitable alternatives, 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>	

E82 - Land west of University Way, and Wharley Lane, Wharley End, Cranfield							
Size (ha)	<u>12.0</u>						
Proposal	<u>High quality business units potentially for research and development uses; number of jobs unknown</u>						
Description	<u>Located to the west of Cranfield and to the west of Wharley Lane. The site is half green field and half brown field</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>25%</u>	No	<u>50%</u>	Maybe	<u>25%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</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>50% pdl for a range of uses, 50% Greenfield – Amber</u>						
Accessibility to Housing	<u>Adjacent smaller satellite village of Cranfield - Amber</u>						
Road Access	<u>3.3km from M1 - 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>Part of Marston Vale Community Forest - Green</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>30th</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>1st ranked out of 4 in Cranfield</u>						
Conclusion	<u>The site was the highest scoring within Cranfield. The site is identified as a large, flat developable area, proximity to the Technology Park and reasonable local road access through the Park. It is also partially brownfield land. For these reasons the site has progressed to Stage 4.</u>						

Stage 4	
Highways Authority	
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Food processing - granary adjacent - low risk</u>
Internal Drainage Board	<u>Outside district. Requirement for flows to be restricted to Greenfield runoff as downstream receiving watercourse is overloaded.</u>
Environmental Health	<u>RAG rating is Green</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Unsuitable for development at this scale - the university complex has a distinct campus character with large open spaces. This site forms the farmed edge with hedges, trees and ponds.</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is amber – Waste Water Treatment Works capacity and Foul Sewerage Network capacity require infrastructure upgrades.</u>
Conclusion	<u>Although issues have been raised at Stage 4, it is considered that these can be overcome. For these reasons the proposal is acceptable for the Site Allocations DPD.</u>
Final Decision	
<u>The Council has included this site within the Site Allocations Development Plan Document for 5 hectares of B1 use.</u>	