

H005 - Moston Bank Farm, High Street/Greenfield Road, Flitton							
Size (ha)	2.43						
Proposal	15 dwellings						
Description	Located in the centre of Flitton and to the west of the High Street. The site is vacant with disused farm buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	85%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> Negative visual impact Increase in road congestion Development is unsuitable to the character of the village Lack of space in local schools 						
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	37						
Rank	3rd ranked score in settlement out of 6						
Conclusion	<p><u>The site scored well within the Rural Area. Flitton is classified as a Small Village in the Settlement Hierarchy as it benefits from few of facilities. The proposal is deemed to be detrimental to the linear character of the settlement. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken to Stage 3. Low score, unsustainable location, located in village gap and contrary to character of the village. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3.</u></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</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<u>The Site is</u> not allocated <u>in the Site Allocations DPD</u> .	

H096 - Land adj to 30 Flitton Road, Greenfield							
Size (ha)	0.6						
Proposal	12-18 dwellings						
Description	Located to the east of Greenfield and to the east of Flitton Road. The site is a disused garden.						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	70%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative impact to local environment, including possible infringement to Newt breeding ground • Lack of space in local schools • Scale of development will negatively effect the character of 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	45						
Rank	2nd ranked in settlement out of 6						
Conclusion	<p>The site scored well within the Rural Area. Greenfield is classified as a Small Village in the Settlement Hierarchy as it benefits from few of facilities. The proposal is deemed to be detrimental to the linear character of the settlement. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken to Stage 3. Site is in unsustainable location, located within village gap and contrary to character of the village. Stage 2 assessment has identified some discounting factors. Therefore, 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						

Landscape	Not applicable
Natural England	Not applicable
<u>Anolian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<u>The</u> Site is not allocated <u>in the Site Allocations DPD</u> .	

H117 - Land at Sand Road, Flitton							
Size (ha)	11.53						
Proposal	200 dwellings and a school site						
Description	Located to the south of Flitton and to the west of Silsoe Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	92%	Maybe	4%	
Consultation Comments	<ul style="list-style-type: none"> Scale of development is unsuitable to the settlement Increase in road congestion Lack of facilities, services and amenities to cope with 200 new dwellings 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	28						
Rank	5th ranked score in settlement out of 6						
Conclusion	<p>The site scored poorly within the Rural Area. Flitton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. Site is low score, unsustainable location, located in village gap and contrary to character of the village. Stage 2 assessment has identified some discounting factors. Therefore, 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						
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 not allocated in the Site Allocations DPD.

H219 - Land rear of 58 High Street, Flitton							
Size (ha)	1.7						
Proposal	50 dwellings						
Description	Located to the south of Flitton and to the south of the High Street. The site consists of one dwelling and the remainder is agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	3.4%	No	93.1%	Maybe	3.4%	
Consultation Comments	<ul style="list-style-type: none"> Scale of development is unsuitable to the settlement Increase in road congestion Negative impact on the environment 						
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	57						
Rank	1st 2nd -ranked in settlement out of 67						
Conclusion	<p>The site scored well within the Rural Area. Flitton is classified as a Small Village in the Settlement Hierarchy as it benefits from few of facilities. The proposal is deemed to be detrimental to the linear character of the settlement. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken to Stage 3. Site is in an unsustainable location, located in village gap and contrary to character of the village. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3</p>						
Stage 3							
Access 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						
Anglia Water	Not applicable						

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

H342 – Moston Bank Farm, High Street, Flitton							
Size (ha)	1 ha						
Proposal	30 dwellings						
Description	The site is used for agricultural purposes. There are a number of buildings on site, including ancillary agricultural units and stables.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	90%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Lack of local services • Loss of open space 						
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	36						
Rank	4th ranked in settlement out of 6						
Conclusion	<p><u>The site scored well within the Rural Area. Flitton is classified as a Small Village in the Settlement Hierarchy as it benefits from few of facilities. The proposal is deemed to be detrimental to the linear character of the settlement. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken to Stage 3. Low score, unsustainable location, located in village gap and contrary to character of the village. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3.</u></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.	

H355 – Land off Wardhedges Road, Flitton							
Size (ha)	4.18 ha						
Proposal	41 dwellings						
Description	The land is currently used for arable. The site has a noticeable slope,slope ; however the site is reasonably featureless.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	94%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> Erodes the gap between Flitton and Wardhedges Lack of local services 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	11						
Rank	6th ranked in settlement out of 6						
Conclusion	<p>The site scored poorly within the Rural Area. Flitton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. Low score, unsustainable location, located in village gap and contrary to character of the village. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3.</p>						
Stage 3							
Access 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.