

H078 - Land at Goswell End Road, Harlington							
Size (ha)	10						
Proposal	350 dwellings and employment provision						
Description	Located to the north of Harlington and to the east of the railway line. The site is currently agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	5.7%	No	89.8 %	Maybe	4.5%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the <u>g</u>Green <u>b</u>Belt Scale of development is not in keeping with the character of the village Increase in road congestion Increase in population will strain infrastructure 						
Stage 1							
Green Belt	Yes	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 identified a discounting factor <u>of the site being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
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							

H088 - Mill End Nurseries, Harlington Road, Sharpenhoe Harlington							
Size (ha)	1.79						
Proposal	5 dwellings						
Description	Located to the north east of Harlington and south of Harlington Road. The site is currently a garden centre.						
Issue & Options Consultations							
Consultation Responses	Yes	26%	No	46%	Maybe	28%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the gGreen bBelt The site is an Area of Outstanding Natural Beauty and an Area of Great Landscape Value 						
Stage 1							
Green Belt	Yes	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 identified a discounting factor <u>of the site being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>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.							

H292 - Land West of the Midland Mainline Railway, Todington Road, Harlington							
Size (ha)	13.02						
Proposal	150 dwellings						
Description	The site, located to the west of Harlington, is predominantly used for arable.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	84%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the gGreen bBelt Scale of development is unsuitable to the character of the village 						
Stage 1							
Green Belt	Yes	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 identified a discounting factor <u>of the site being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways <u>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.							

H329 – Land South of Pilgrims Close, Harlington							
Size (ha)	6 ha						
Proposal	200 dwellings						
Description	This site is located to the South of Harlington, opposite a residential area. The land is currently vacant grassland.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	85%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the <u>gGreen bBelt</u> 						
Stage 1							
Green Belt	Yes	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 identified a discounting factor <u>of the site being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>A</u> ccess <u>H</u> ighways <u>A</u> uthority	Not applicable						
<u>H</u> ighways <u>A</u> gency	<u>Not applicable</u>						
<u>E</u> nvironment <u>A</u> gency	<u>Not applicable</u>						
<u>A</u> rchaeology	<u>Not applicable</u>						
<u>B</u> uilt Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>I</u> nternal <u>D</u> rainage <u>B</u> oard	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>A</u> nglian <u>W</u> ater	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

E51 - Land West of the Midland Mainline Railway, Harlington							
Size (ha)	<u>71.0</u>						
Proposal	<u>B1 Business and B8 Storage or Distribution</u>						
Description	<u>Located to the west of Harlington and west of the railway. The site is used for agriculture.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>2%</u>	No	<u>96%</u>	Maybe	<u>2%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the Green Belt</u> <u>Increase in road congestion</u> <u>Development will have a negative affect on the character of the settlement</u> 						
ELR Stage 1							
Green Belt	<u>Yes</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space	<u>Not applicable</u>		<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'			<u>Not applicable</u>
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
ELR Stage 3							

Score	Not applicable
Rank	Not applicable
Conclusion	Not applicable
Stage 4	
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.	

E72 - Bridgeside Nursery, Westoning Road, Harlington						
Size (ha)	<u>0.6</u>					
Proposal	<u>B1 Office or Light Industry: 150 jobs</u>					
Description	<u>Located to the north west of Harlington and to the west of the railway line. The site is a special retail outlet for aquatics</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>14%</u>	No	<u>67%</u>	Maybe	<u>19%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>The site is in the Green Belt</u> 					
ELR Stage 1						
Green Belt	<u>Yes</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>					
ELR Stage 2						
PDL	<u>No applicable</u>					
Accessibility to Housing	<u>No applicable</u>					
Road Access	<u>No applicable</u>					
Availability	<u>No applicable</u>					
AGLV/Gap	<u>No applicable</u>	Flood Zone	<u>No applicable</u>	Important Open Space		<u>No applicable</u>
Other Important Land Uses	<u>No applicable</u>					
Number of 'Reds'	<u>No applicable</u>			Number of 'Ambers'		<u>No applicable</u>
Rank	<u>No applicable</u>					
Conclusion	<u>No applicable</u>					
ELR Stage 3						
Score	<u>No applicable</u>					
Rank	<u>No applicable</u>					

Conclusion	<u>No applicable</u>
Stage 4	
Highways Authority	<u>No applicable</u>
Highways Agency	<u>No applicable</u>
Environment Agency	<u>No applicable</u>
Archaeology	<u>No applicable</u>
Built Conservation	<u>No applicable</u>
Contaminated Land	<u>No applicable</u>
Internal Drainage Board	<u>No applicable</u>
Environmental Health	<u>No applicable</u>
English Heritage	<u>No applicable</u>
Landscape	<u>No applicable</u>
Natural England	<u>No applicable</u>
Anglian Water	<u>No applicable</u>
Conclusion	<u>No applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	