

<b>H015 - Land adj. 70 Newtown, Henlow</b>							
Size (ha)	0.08						
Proposal	Up to 4 dwellings						
Description	Located to the north west of Henlow on the road leading to Clifton. The site is currently occupied by garages and scrubland.						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	22%	No	67%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is prone to flooding</li> <li>• Opposite a busy road junction</li> </ul>						
<b>Stage 1</b>							
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	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>of being within the Important Countryside Gap</u> . Therefore, the site has not progressed to Stage 2.						
<b>Stage 2</b>							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
<b>Stage 3</b>							
<u>Highways Authority Access</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						
<b>Final Decision</b>							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H017 - 38 Hilltop House, Newtown, Henlow							
Size (ha)	1.8						
Proposal	50 dwellings (could be phased, 20 then 30)						
Description	Located to the north west of Henlow on the road leading to Clifton. The current site is occupied by a warehouse and a garden.						
Issue & Options Consultations							
Consultation Responses	Yes	12.5%	No	75%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> <li>Worsen the parking problem in Henlow</li> <li>Site is prone to flooding</li> <li>Infrastructure is inadequate</li> </ul>						
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	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has <b>not</b> identified <b>any</b> discounting factor <b>of being within the Important Countryside Gaps</b> . Therefore, the site has <b>not</b> progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	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.							

H046 - Land at Clifton Road, Henlow							
Size (ha)	5.17						
Proposal	Number of dwellings not specified						
Description	Located to the south west of Henlow and north of the A507 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"> <li>Negative impact on local house prices</li> <li>Increase in road congestion</li> <li>Inadequate infrastructure</li> <li>Site is prone to flood</li> </ul>						
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	61						
Rank	4th ranked score in settlement out of 7						
Conclusion	The site scored reasonably well within <u>Henlow but there are other more suitable sites within the Rural Area to allocate.</u> <del>The site is in an unsustainable location;</del> therefore the site has not progressed to Stage 3.						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H059 - Land East of Henlow, Arlesey Road, Henlow							
Size (ha)	9.7						
Proposal	250 dwellings						
Description	Located to the east of Henlow and north of the A507 and is in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	12%	No	76%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> <li>Scale of development is out-of-character with Henlow</li> <li>Increase in road congestion</li> <li>Inadequate infrastructure</li> </ul>						
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	Nothing to prevent progression to stage 2						
Stage 2							
Score	51						
Rank	7th ranked in settlement out of 7						
Conclusion	The site scored <u>the lowest compared to other sites at Henlow. There are other more suitable sites in the Rural Area to allocate, reasonably well within the rural area. The site is in an unsustainable location; T</u> therefore 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.							

H103 - Hilltop House, 38 Newtown, Henlow							
Size (ha)	0.7						
Proposal	20 dwellings						
Description	Located to the west of Henlow and north of Newtown. The site currently a warehouse and garden.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	84%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> <li>Increase in road congestion</li> <li>Inadequate infrastructure</li> </ul>						
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	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>of being within the Important Countryside Gap</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 Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H134 - Land South of Clifton Road, Henlow							
Size (ha)	1.2						
Proposal	20-35 dwellings						
Description	Located to the south of Henlow and north of the A507. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	91%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is on a floodplain</li> <li>• Increase in road congestion</li> <li>• Inadequate infrastructure</li> </ul>						
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	66						
Rank	3rd ranked in settlement out of 7						
Conclusion	The site scored reasonably well within <u>Henlow, however there are more suitable sites elsewhere in the Rural Area to allocate</u> , <del>but the site is in an unsustainable location;</del> <u>Therefore</u> the site has not progressed to Stage 3.						
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>Anglia 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.							

H135 - Land South of Arlesey Road, Henlow							
Size (ha)	1.2						
Proposal	15-25 dwellings						
Description	Located to the south of Henlow and north of the A507. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	90%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is an important green boundary for the village</li> <li>• Site is on a floodplain</li> <li>• Increase in road congestion</li> <li>• Inadequate infrastructure</li> </ul>						
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	74						
Rank	1st ranked in settlement out of 7						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
<u>Access Highways Authority</u>	<u>Access could be achieved on to Arlesey Road (the old A507) but access onto the A507 would not be permitted. Capacity of the A507 roundabout would need to be assessed. <del>none</del></u>						
<u>Highways Agency</u>	<u>No site specific comments made.</u>						
<u>Environment Agency</u>	<u>No site specific comments made.</u>						
<u>Archaeology</u>	<u>No site specific comments made.</u>						
<u>Built Conservation</u>	<u>None</u>						
<u>Contaminated Land</u>	<u>None</u>						
<u>Internal Drainage Board</u>	<u>No increase in flows to IDB watercourses will be permitted. A flood risk assessment and modeling are required. Site considered questionable.</u>						
<u>Environmental Health</u>	RAG rating is amber – Noise constraint						
<u>English Heritage</u>	Potential impact on the setting of Henlow Conservation Area. The site forms the gateway and would require carefully considered design, in addition to a design brief.						
<u>Landscape</u>	<u><del>none</del> None</u>						
<u>Natural England</u>	<u>None</u>						
<u>Anglian Water</u>	RAG rating is green. <u>Sewers crossing site.</u>						
Conclusion	The Stage 3 assessment has identified some <b>exceptional major</b> issues with the proposal. <u>In particular, substantial mitigation would be required due to its close proximity to the A507 and this would substantially reduce the developable area of the site.</u> –Because of this, the proposal is unacceptable for						

the Site Allocations DPD.

**Final Decision**

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H146 - Land to the West of Henlow							
Size (ha)	20.0						
Proposal	800 dwellings and employment units						
Description	Located to the west of Henlow and to the north of Clifton Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	89%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Is an important green gap between Henlow and Clifton</li> <li>• Increase in road congestion from 800 new dwellings would be very significant</li> <li>• Site is prone to flooding</li> <li>• The scale of development is out of character with the settlement</li> </ul>						
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	Yes	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment identified a discounting factor <u>of being within the Important Countryside Gap</u>. Therefore, the site has not 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	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Highways Authority Access</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							
<u>The site is wholly within an Important Countryside Gap and development in this</u>							

location would be contrary to Saved Local Plan Policy CS21. 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.

<b>H146 - Land to the West of Henlow</b>							
Size (ha)	<u>20.0</u>						
Proposal	<u>800 dwellings and employment units</u>						
Description	<u>Located to the west of Henlow and to the north of Clifton Road. The site is currently used for agriculture</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>11%</u>	No	<u>89%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Is an important green gap between Henlow and Clifton</u></li> <li><u>Increase in road congestion from 800 new dwellings would be very significant</u></li> <li><u>Site is prone to flooding</u></li> <li><u>The scale of development is out of character with the settlement</u></li> </ul>						
<b>ELR Stage 1</b>							
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 <sup>2</sup> 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>						
<b>ELR Stage 2</b>							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>Immediately adjacent to Henlow and Clifton – Amber</u>						
Road Access	<u>Reasonably close to the A6001 and A507 – Amber</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/Y</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>2</u>		
Rank	<u>57</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
<b>ELR Stage 3</b>							
Score	<u>16</u>						

Rank	<u>Joint 10<sup>th</sup> out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>This is a large mixed use urban extension adjacent to Henlow which would enable reasonable access to labour and services. The site is partially constrained by flooding and a large allocation in this location would be contrary to the Core Strategy. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has not progressed beyond this stage.</u>
<b>Stage 4</b>	
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>
<b>Final Decision</b>	
<u>No new allocations for employment land are required in the Rural Area and a large allocation in this location would be contrary to the Core Strategy. The housing assessment concluded that the site is located within the Important Countryside Gap and development in this location would be contrary to Saved Local Plan Policy CS21. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H158 - Henlow Glebe Land (Option A & B), Land off High Street, Henlow							
Size (ha)	1.0						
Proposal	30 dwellings						
Description	Located in the west of Henlow and to the west of the High Street. The site consists of some overgrown allotments and vacant land						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	91%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is a well used allotment</li> <li>• Located close to the villages services</li> </ul>						
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	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>of being within the Important Countryside Gap</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Highways Authority Access</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>Anglia 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.							

H253 – Land to the South of John Howland Close, Henlow							
Size (ha)	0.81						
Proposal	18 - 21 dwellings						
Description	This site is located to the South of the settlement, between the A507 and Henlow. The land is relatively vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Site is within a floodplain</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>of being wholly within Flood Zone 2/3</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>	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.							

H264 - Land at Northfield Farm, Henlow							
Size (ha)	4.81						
Proposal	60 dwellings						
Description	This land is located to the North East of the settlement, on the back of a new housing estate. The land is used for arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	88%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> <li>• The site in a floodplain</li> <li>• Increase in road congestion</li> <li>• The site is an important nature area</li> </ul>						
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	69						
Rank	2nd ranked in settlement out of 7						
Conclusion	The site scored <del>reasonably</del> well within <u>Henlow, however, given significant issues regarding access to the site there are more suitable sites to allocate elsewhere in the -the #Rural Area.</u> <del>The site is in an unsustainable location; t</del> herefore 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.							

H299 - Land at Westfield Road, Henlow							
Size (ha)	0.351.11						
Proposal	2-15-23 dwellings						
Description	The land is situated to the South West, next to the proposal H046. At present, the land is used as a paddock used for alpacas. The site has a number of dilapidated storage buildings on site.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	73%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> <li>Access is very narrow and unsuitable for increases in traffic</li> </ul>						
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	52						
Rank	6th ranked score in settlement out of 7						
Conclusion	The site <del>did not score that reasonably well compared to other sites at Henlow within the rural area and there are other more suitable sites in the Rural Area to allocate. The site is in an unsustainable location;</del> therefore 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.							

H301a - Land to West of High Street, Henlow							
Size (ha)	0.73						
Proposal	30 dwellings						
Description	The site is located close to the centre of Henlow, in a residential area. The site is predominantly comprised of dwellings and their grounds.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	90%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> <li>• The site is within the floodplain</li> <li>• Increase in road congestion</li> <li>• The site provides an important gap between Henlow and Clifton</li> </ul>						
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	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>of being within the Important Countryside Gap</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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.							

H301b - Land to West of High Street, Henlow							
Size (ha)	2.71						
Proposal	120 dwellings with possible B1 use						
Description	This land is located to the West of proposal H301a. The plot appears to be used as a paddock.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• The site is within the floodplain</li> <li>• Increase in road congestion</li> <li>• The site provides an important gap between Henlow and Clifton</li> </ul>						
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	Yes	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment identified a discounting factor <u>of being within the Important Countryside Gap</u>. Therefore, the site has not 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	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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							
<p><u>The site is wholly within an Important Countryside Gap and development in this location would be contrary to Saved Local Plan Policy CS21. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons</u> The site has not been taken forward as part of the Site Allocations</p>							



<b>H305 - 72 Hitchin Road, Henlow</b>							
Size (ha)	0.16						
Proposal	10 dwellings						
Description	This site is located on the West of Shefford, on an area of residential land.						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	50%	No	50%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• One respondent who has been brought up in the village said this was a positive development for Henlow</li> <li>• Loss of open countryside</li> <li>• The scale of the development is out of character with Henlow</li> </ul>						
<b>Stage 1</b>							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	As any area within Flood Zones 2/3 was discounted, the land left was not possible to accommodate 4 dwellings. For these reasons the site has been discounted.						
<b>Stage 2</b>							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
<b>Stage 3</b>							
Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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						
<b>Final Decision</b>							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H367 – Land at Langford Road, Henlow							
Size (ha)	1.72 ha						
Proposal	50 dwellings or mixed used including small B1 units						
Description	The site is situated to the North of the settlement, on the edge of a residential area. The site is currently used for arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	100%	No	0%	Maybe	0%	
Consultation Comments	No comments received						
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. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	58						
Rank	5th ranked in settlement out of 7						
Conclusion	The site <del>did not score</del> <del>that reasonably well</del> <u>compared to other sites in Henlow within the</u> <del>and there are more suitable sites within the</del> <u>Rural Area to allocate.</u> <del>The site is in an unsustainable location;</del> <del>Therefore</del> the site has not progressed to Stage 3.						
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.

<b>H367 – Land at Langford Road, Henlow</b>						
Size (ha)	<u>1.72 ha</u>					
Proposal	<u>50 dwellings or mixed used including small B1 units</u>					
Description	<u>The site is situated to the North of the settlement, on the edge of a residential area. The site is currently used for arable farmland.</u>					
<b>Issue &amp; Options Consultations</b>						
Consultation Responses	Yes	<u>100%</u>	No	<u>0%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>No comments received</u></li> </ul>					
<b>ELR Stage 1</b>						
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
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> 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>					
<b>ELR Stage 2</b>						
PDL	<u>Greenfield – Red</u>					
Accessibility to Housing	<u>Adjacent to the outskirts of Henlow – Amber</u>					
Road Access	<u>Adjacent to A6001 – Amber</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>2</u>	
Rank	<u>29</u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
<b>ELR Stage 3</b>						
Score						
Rank						
Conclusion	<u>This site is adjacent to Henlow which gives it reasonable access to labour and services. In accordance with the Core</u>					

	<u>Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has not progressed beyond this stage.</u>
<b>Stage 4</b>	
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>
<b>Final Decision</b>	
<u>No new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site did not score that well compared to other sites in Henlow and there are more suitable sites within the Rural Area to allocate. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

<b>E75a - Henlow Aggregates, Arlesey Road, Henlow</b>						
Size (ha)	<u>10.0</u>					
Proposal	<u>B1 Office or Light Industry. Other uses such as an open air caravan storage, waste and reclaim material depot, recycling of inert waste, composting and an overnight commercial stop are also suggested; number of jobs unknown.</u>					
Description	<u>Located to the east of Henlow and to the north of the A507. The site is used for the processing of sand and gravel. The site was previously classified as E75 in first round of consultation.</u>					
<b>Issue &amp; Options Consultations</b>						
Consultation Responses	Yes	<u>25%</u>	No	<u>75%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Negative impact to local residents from noise levels, overnight parking and to the environment</u></li> </ul>					
<b>ELR Stage 1</b>						
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
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> 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>					
<b>ELR Stage 2</b>						
PDL	<u>Site has been partially cleared but remainder incorporates woodland - Amber</u>					
Accessibility to Housing	<u>0.7km from Henlow, 0.6km from Church End - Red</u>					
Road Access	<u>Adjacent 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>11<sup>th</sup></u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
<b>ELR Stage 3</b>						
Score	<u>24</u>					
Rank	<u>3<sup>rd</sup> rank out of 12 in Arlesey, Fairfield and Stotfold</u>					

Conclusion	<u>The proposal is one of the highest scoring in the area. The site score has been reduced due to the fact that it is detached from any settlement. In addition, there may be some potential heritage constraints to development at this site associated with the nearby Henlow Grange. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
<b>Stage 4</b>	
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>
<b>Final Decision</b>	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

<b>E76a - Henlow Lakes, Arlesey Road, Henlow</b>							
Size (ha)	<u>13.4</u>						
Proposal	<u>Leisure and recreation: number of jobs not known.</u>						
Description	<u>Located to the east of Henlow and to the north of the A507. The site consist of fishing lakes, camping/caravan site and land used for occasional gatherings. The site was previously classified as E76 in first round of consultation.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>33%</u>	No	<u>67%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Negative impact to local residents from noise levels, overnight parking and to the environment</u></li> <li><u>Site is considered a security risk due to location by the railway line</u></li> </ul>						
<b>ELR Stage 1</b>							
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 <sup>2</sup> 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>						
<b>ELR Stage 2</b>							
PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>0.2km from outskirts of Church End - Red</u>						
Road Access	<u>Adjacent A507 - Amber</u>						
Availability	<u>Being promoted for leisure uses - Amber</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1 (nearly half is in Zone 3) - Amber</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>3</u>
Rank	<u>59<sup>th</sup></u>						
Conclusion	<u>While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3.</u>						

ELR Stage 3	
Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</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>	