

H004 - Field Adj East Edge of Cambridge Close, Langford							
Size (ha)	0.2						
Proposal	Number of dwellings not specified						
Description	Located on the southern boundary of the settlement, and is currently vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	72%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> <li>Increase in road congestion</li> <li>Lack of infrastructure and facilities locally</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	17						
Rank	12th ranked score in settlement out of 12						
Conclusion	<u>The site scored Score-very low compared to other sites in the settlement and across the Rural Area; for this reason the site has not progressed to Stage 3</u>						
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.							

H024 - Land rear of Nos 62-72 Church Street, Langford							
Size (ha)	Unknown						
Proposal	N/a						
Description	Unknown						
Issue & Options Consultations							
Consultation Responses	Yes	N/a	No	N/a	Maybe	N/a	
Consultation Comments	N/a						
Stage 1							
Green Belt	N/a	Less Than Four Dwellings	N/a	Minerals & Waste Site	N/a	Wholly Flood Zone 2/3	N/a
Archaeological Site/ SAM	N/a	Important Countryside Gap	N/a	Biological or Geological Importance			N/a
Conclusion	The site has been withdrawn						
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>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.							

H025 - Thistle Hill Field, Cambridge Road, Langford							
Size (ha)	1.35						
Proposal	46 dwellings						
Description	Located to the south of the settlement and west of the railway line and is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	18%	No	70%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> <li>Increase in road congestion</li> <li>Lack of infrastructure and facilities locally</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	29						
Rank	<u>Joint</u> 10th ranked score in settlement out of 12						
Conclusion	The site scored poorly <u>compared with other sites in the settlement and with</u> <del>across in</del> the <u>R</u> rural <u>A</u> rea. For this reason the site was not taken forward.						
Stage 3							
<u>Access</u> <u>Highways</u> <u>Authority</u>	Not applicable						
<u>Highways</u> <u>Agency</u>	<u>Not applicable</u>						
<u>Environment</u> <u>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 <u>Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>An</u> glian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H067 - Thistle Hill Field, Cambridge Road, Langford							
Size (ha)	3.85						
Proposal	120 dwellings						
Description	Located to the south of Langford and to the south of Cambridge <del>road</del> <u>Road</u> . The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	23%	No	68%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Poor access</li> <li>• Lack of infrastructure and facilities locally</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	29						
Rank	<u>Joint</u> 10th ranked score in settlement out of 12						
Conclusion	The site scored poorly <u>compared with other sites in the settlement and across within</u> the <u>R</u> rural <u>A</u> area. For this reason the site was not taken forward.						
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>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.							

H123 - Land at Station Road and Jubilee Lane, Langford							
Size (ha)	6.0						
Proposal	180-190 dwellings						
Description	Located <del>to the south east of Langford and</del> east of Station Road <u>and Jubilee Lane</u> . The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	75%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>Increase in road congestion</li> <li>Lack of infrastructure and facilities locally</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	59						
Rank	<u>Joint</u> 4th ranked in settlement out of 11						
Conclusion	The site scored reasonably well <u>compared with other sites in the settlement and across within</u> the <u>R</u> rural <u>A</u> rea. It has progressed to Stage 3 as a reserve site, for a smaller number of dwellings <u>(30)</u> . This proposal will only go forward if we cannot allocate 400 dwellings on alternative sites within the <u>R</u> rural <u>a</u> Area.						
Stage 3							
<u>Access</u> <u>Highways</u> <u>Authority</u>	<del>none</del> <u>Reasonable access can be achieved on to Station Road and Jubilee Road.</u>						
<u>Highways Agency</u>	<del>none</del> <u>No comments made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<del>none</del> <u>No comments made</u>						
<u>Built Conservation</u>	<del>none</del> <u>No comments made</u>						
<u>Contaminated Land</u>	<del>none</del> <u>No comments made</u>						
<u>Internal Drainage Board</u>	<del>none</del> <u>No comments made</u>						
Environmental Health	RAG rating is amber – Potential rail and windfarm noise						
English Heritage	<del>none</del> <u>No comments made</u>						
Landscape	<del>none</del> <u>No comments made</u>						
Natural England	<del>none</del> <u>No comments made</u>						
<u>An</u> glian <u>Water</u>	RAG rating is amber – Waste water capacity						
Conclusion	While the Stage 3 assessment has not identified any exceptional issues with the proposal, alternatives <u>and smaller sites within Langford</u> were deemed more suitable for future <u>residential</u> development <u>as they could contribute to new community facilities for the village and elderly accommodation</u> . For this reason the site has not been taken forward as part of						

the Site Allocations Development Plan Document.

**Final Decision**

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

H148 - Land at the Rear of 12-18 The Leys and 52-54A Station Road, Langford							
Size (ha)	0.46						
Proposal	14 dwellings						
Description	Located in the centre of Langford and to the west of Station Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	75%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Lack of infrastructure and facilities locally</li> <li>• Loss of agriculture land</li> <li>• Too much development has occurred in the village already</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	55						
Rank	7th ranked in settlement out of 12						
Conclusion	The site scored reasonably well <u>compared with other sites in the settlement and across within the Rural Area</u> . There are more suitable sites within Langford; 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.							

H155 - Land Off Common Road, The Boot PH, 110 High Street, Langford							
Size (ha)	0.5						
Proposal	15 dwellings						
Description	Located in the south of Langford and to the west of Common Road. The site is currently a pub, car park and garden						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	90%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is on a floodplain</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	131						
Rank	1st ranked in settlement out of 12						
Conclusion	This site scores very highly but due to issues relating to its delivery <u>and that the site is partially in Flood Zone 2/3 which reduces the net developable area to 0.16ha</u> it has not progressed to Stage 3.						
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						
<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>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.							

H160 - Land rear of The Wrestlers PH, High Street, Langford							
Size (ha)	0.5						
Proposal	5 dwellings						
Description	Located in the west of Langford and to the west of the High Street (A6001). The site is vacant land						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	66%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>Access point is off a busy road with traffic traveling at high speeds</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	59						
Rank	<u>Joint</u> 4th ranked in settlement out of 12						
Conclusion	The site scored reasonably well <u>compared</u> within <u>other sites within the settlement and across</u> the <u>R</u> rural <u>A</u> rea and is proposed to deliver a multi use games area (MUGA). For these reasons the site has progressed to Stage 3.						
Stage 3							
<u>Access Highways Authority</u>	<u>Reasonable access for 5 dwellings on to Station Road could be achieved subject to adequate visibility splays.</u>						
<u>Highways Agency</u>	<u>No comments made</u>						
<u>Environment Agency</u>	<u>No site specific comments made.</u>						
<u>Archaeology</u>	<u>No comments made</u>						
<u>Built Conservation</u>	<u>No comments made</u>						
<u>Contaminated Land</u>	<u>No comments made</u>						
Drainage	No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is amber – Public house and noise potential						
English Heritage	<u>No comments made</u>						
Landscape	<u>No comments made</u>						
Natural England	<u>No comments made</u>						
Water	RAG rating is amber – Waster 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.						
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.							

H164 - Land between no. 30 Church Street and The Field, Langford							
Size (ha)	2.33						
Proposal	44 sheltered dwellings for the elderly and a cemetery						
Description	Located to the north of Langford and to the west of the A6001. the site is unused pasture land						
Issue & Options Consultations							
Consultation Responses	Yes	33%	No	50%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of green field</li> <li>• Most suitable location in the village for development</li> <li>• Support for sheltered housing proposal</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	54						
Rank	8th ranked in settlement out of 12						
Conclusion	The site scored reasonably well <u>compared with other sites in the settlement and across the within the Rural Area</u> . As the site is proposed to deliver 44 sheltered homes and a cemetery, it has progressed to Stage 3.						
Stage 3							
Access	<del>none</del> <u>Reasonable access onto Church Street achievable.</u>						
Conservation	<del>none</del> <u>No comments made</u>						
Contaminated Land	<del>none</del> <u>No comments made</u>						
Drainage	No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is green						
English Heritage	<del>none</del> <u>No comments made</u>						
Landscape	<del>none</del> <u>No comments made</u>						
Natural England	<del>none</del> <u>No comments made</u>						
Water	RAG rating is amber – Waste water capacity upgrade, water mains crossing site						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.						
Final Decision							
The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.							

H195 - Land r/o Church Street, off Gurneys Lane, Langford							
Size (ha)	0.87						
Proposal	48 dwellings						
Description	Located to the north of Langford and to the east of Gurneys Lane. The site is vacant						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	82%	Maybe	18%	
Consultation Comments	<ul style="list-style-type: none"> <li>Loss of green field</li> <li>Site supported for sheltered housing</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	49						
Rank	9th ranked in settlement out of 12						
Conclusion	The site <del>did not</del> scored reasonably well <u>compared with other sites in the settlement and across the within the rRural Aarea</u> . There are more suitable sites within Langford; 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>Anqlian 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.							

H232 - Land at 88 Church Street, Langford							
Size (ha)	3.7						
Proposal	40-50 dwellings						
Description	Located to the west of Langford and to the east of the River Ivel. The site is vacant						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is on a floodplain</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	57						
Rank	6th ranked in settlement out of 12						
Conclusion	The site scored reasonably well <u>compared with other sites in the settlement and across within the Rural Area</u> . There are more suitable sites within Langford; 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.							

H252 – Land to the West of Langford							
Size (ha)	5.07						
Proposal	120 dwellings						
Description	The land is situated near the centre of Langford. The land is predominantly used for as garden/paddock land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is on a floodplain</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	75						
Rank	2nd ranked in settlement out of 12						
Conclusion	Even though the site scored reasonably well within the <b>Rural Area</b> there were more suitable sites within Langford <u>which could contribute to community facilities for the village and elderly accommodation</u> . For this reason the site was not taken forward.						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
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.							

E04 - Land Rear of Church Street, Langford							
Size (ha)	1.9						
Proposal	Mixed use, residential and B1 Office use; 270 jobs						
Description	Located in the centre of the village and to the east of Church Street. The site is an unused field.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	97%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Access is narrow and unsuitable to HGV's</li> <li>• Increase in road congestion</li> <li>• Sewage system is at capacity</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	<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	72						
Rank	3rd ranked in the settlement out of 12						
Conclusion	<p>The site scored reasonably well within the <del>r</del>Rural <del>a</del>A area. There are far more suitable sites <u>in the area for residential development which could contribute to community facilities for the village and elderly accommodation.</u> <del>therefore</del>For this <u>reason</u> the site has not progressed to Stage 3.</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>An</u> glian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
<u>There are far more suitable sites for residential development which could contribute to</u>							

community facilities for the village and elderly accommodation. 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>E04 - Land Rear of Church Street, Langford</b>							
Size (ha)	<u>1.9</u>						
Proposal	<u>Mixed use, residential and B1 Office use; 270 jobs</u>						
Description	<u>Located in the centre of the village and to the east of Church Street. The site is an unused field.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>3%</u>	No	<u>97%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Access is narrow and unsuitable to HGV's</u></li> <li><u>Increase in road congestion</u></li> <li><u>Sewage system is at capacity</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>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>	<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>Farmland - Red</u>						
Accessibility to Housing	<u>Adjacent Langford - Amber</u>						
Road Access	<u>Adjacent 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>23<sup>rd</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>18</u>						
Rank	<u>8<sup>th</sup> rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>						

Conclusion	<u>In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area.</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>In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment identified that there are far more suitable sites for residential development which could contribute to community facilities for the village and elderly accommodation. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	