

H050 - Land at The Brache, Maulden							
Size (ha)	3.27						
Proposal	90 dwellings						
Description	Located to the north of Maulden, east of The Brache. The site is vacant former grazing land.						
Issue & Options Consultations							
Consultation Responses	Yes	11.4%	No	77.2%	Maybe	11.4%	
Consultation Comments	<ul style="list-style-type: none"> Negative effect to wildlife and loss of countryside <u>Impact on the Greensand Ridge Walk</u> Infrastructure, services and facilities will not sustain development Increase in road congestion Scale of development unsuitable to the size of the village Negative visual impacts 						
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	73						
Rank	1st ranked score in settlement out of 18						
Conclusion	<p>The site scored reasonably well within the rRural aArea. <u>There was a high level of objection to this site from local residents. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. There are far more suitable sites in the area; therefore For this 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 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>Anolian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H051 - Land off Sharp Close, Maulden							
Size (ha)	0.89						
Proposal	16-17 dwellings						
Description	Located to the east of Maulden and North of the A507. The site is currently an unused paddock.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	82%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside/wildlife • Infrastructure, services and facilities do not sustain development • Risk of flooding • 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	37						
Rank	9th Joint 8th ranked score in settlement out of 18						
Conclusion	<p>The site scored reasonably well within the Rural Area. There are far more suitable sites in the area; therefore <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason</u> the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	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.	

H116 - Land at Cobbitts Road, Maulden							
Size (ha)	1.2						
Proposal	40 dwellings						
Description	Located to the north east of Maulden and to the east of the Brache. The site is currently vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	59%	Maybe	24%	
Consultation Comments	<ul style="list-style-type: none"> • Poor access • Loss of countryside/wildlife • Development is outside of the settlement envelope • Scale of development is too high • Infrastructure, services and facilities will not sustain development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	72						
Rank	2nd ranked in settlement out of 18						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. There was a high level of objection to this site from local residents. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>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						

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.	

H118 - Land at L W Vass Ltd, Springfield Farm, Silsoe Road, Maulden							
Size (ha)	6						
Proposal	150 dwellings and employment units						
Description	Located to the south east of Maulden and to the west of Silsoe Road. The site is currently used for industry and has part vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside/wildlife • Development is outside of the settlement envelope • Scale of development is too high • Infrastructure, services and facilities will not sustain development • Site is subject to flooding • 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	<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	18						
Rank	<u>Joint 132th</u> ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</u></p>						
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</u>	Not applicable						

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>Site H218 is the favoured location for residential development in Maulden and the Employment Land Review Stage 3 concludes that there are more suitable sites for employment allocation within the village. No further allocation is therefore required within the village. For these reasons</u> The site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

H118 - Land at L W Vass Ltd, Springfield Farm, Silsoe Road, Maulden							
Size (ha)	<u>6</u>						
Proposal	<u>150 dwellings and employment units</u>						
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is currently used for industry and has part vacant land.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>83%</u>	Maybe	<u>17%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside/wildlife</u> <u>Development is outside of the settlement envelope</u> <u>Scale of development is too high</u> <u>Infrastructure, services and facilities will not sustain development</u> <u>Site is subject to flooding</u> <u>Increase in road congestion</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>0.3km from Maulden – Red</u>						
Road Access	<u>0.8km from A507 – Red</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>68</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

ELR Stage 3	
Score	<u>16</u>
Rank	<u>Joint 10th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>This is a partially existing site where further residential and small scale B1 development is proposed. The site is accessed down country lanes and is not well located for access to labour or the strategic road network. 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>
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>In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and as site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H147 - Land between 129A and 131 Clophill Road, Hall End, Maulden							
Size (ha)	1.04						
Proposal	30 dwellings						
Description	Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	79%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscape value • Increase in road congestion • All amenities will not sustain development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	28						
Rank	10th ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>Access 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.	

H149 - Land North of Clophill Road, Maulden							
Size (ha)	1.05						
Proposal	30+ dwellings						
Description	Located to the east of Maulden (Hall End) and to the north of Clophill Road. The site is currently unused grassland						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	87%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside/wildlife • Site is adjacent to a SSSI • Amenities will not sustain development • Increase in road congestion 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	37						
Rank	<u>Joint</u> 8th ranked in settlement out of 18						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<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>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.

H172 - Land to the West of Maulden							
Size (ha)	2.2						
Proposal	53 dwellings						
Description	Located to the west of Maulden and to the north of Snow Hill. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	88%	Maybe	6%	
Consultation Comments	<p>For:</p> <p>Against:</p> <ul style="list-style-type: none"> <u>The site is within the Green Belt</u> <u>The site is outside the Settlement Envelope</u> <u>Infrastructure and services will not sustain development</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	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. Nothing to prevent progression to stage 2</u>						
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						
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.							

H173 - Land to the North West of Maulden							
Size (ha)	1.4						
Proposal	42 dwellings						
Description	Located to the north west of Maulden and to the west of Wingfield Ave. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	90%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Site is outside the settlement envelope and on the green belt • Loss of countryside • Poor access • Increase in road congestion • Amenities will not support the development • Middle/Lower schools are at capacity • Public transport is poor 						
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. 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>Anqlian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H178 - Land at Silsoe Road. Maulden							
Size (ha)	0.40						
Proposal	8-10 dwellings						
Description	Located to the south east of Maulden and to the east of Silsoe Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	12%	No	53%	Maybe	35%	
Consultation Comments	<ul style="list-style-type: none"> • Increase of road congestion • Loss of agricultural land • Local schools at capacity • Site could be developed for small scale development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	18						
Rank	<u>Joint</u> 12th ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</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						
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.

H193 - Land off Clophill Road, Hall End, Maulden							
Size (ha)	6.5						
Proposal	20 dwellings and retail units						
Description	Located to the south east of Maulden (Hall End) and north of the A507. The site is currently a saw mill and associated buildings/yard.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	86%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of agricultural land, close to a site of SSSI • Site is at risk for flooding • Development will lead to noise pollution • Local amenities are limited and overused • Site is remote from the settlement • Public transport is poor 						
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	15						
Rank	14th ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3.</u>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
<u>Environment</u> Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental	Not applicable						

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>Site H218 is the favoured location for development in Maulden and the Employment Land Review Stage 3 concludes that there are more suitable sites for employment allocation within the village. No further allocation is therefore required. For these reasons</u> The site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

H193 - Land off Clophill Road, Hall End, Maulden							
Size (ha)	<u>6.5</u>						
Proposal	<u>20 dwellings and retail units</u>						
Description	<u>Located to the south east of Maulden (Hall End) and north of the A507. The site is currently a saw mill and associated buildings/yard.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>9%</u>	No	<u>86%</u>	Maybe	<u>5%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Loss of agricultural land, close to a site of SSSI</u> <u>Site is at risk for flooding</u> <u>Development will lead to noise pollution</u> <u>Local amenities are limited and overused</u> <u>Site is remote from the settlement</u> <u>Public transport is poor</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Approximately a third developed for saw mill/timber yard – Amber</u>						
Accessibility to Housing	<u>Approximately 0.1km from the outskirts of Clophill – Red</u>						
Road Access	<u>Adjacent to 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>20</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

ELR Stage 3	
Score	<u>17</u>
Rank	<u>9th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>No further development is being proposed at this site where the landowners intentions are to secure an employment allocation for the existing sawmill use. 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>
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>In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site scored poorly, there are housing needs across the whole of the Rural Area and as site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H204 - Land at the rear of 123b to 129 Clophill Road, Maulden							
Size (ha)	1.13						
Proposal	18 dwellings						
Description	Located to the east of Maulden (Hall End) and to the north of Clophill Road. The site is a disused nursery						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	84%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Infrastructure, service and facilities will not sustain development • Loss of countryside/wildlife. Site close to a SSSI, County Wildlife site and a Area of Great Landscape value • 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	38						
Rank	7th ranked in settlement out of 18						
Conclusion	<p><u>The site scored reasonably well within the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>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	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H218 - Land at Moor Lane, Maulden							
Size (ha)	2.0						
Proposal	60 dwellings						
Description	Located to the south of Maulden and to the east of Moor Lane. The site is currently part used for commercial storage and the rest for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	19%	No	57%	Maybe	24%	
Consultation Comments	<ul style="list-style-type: none"> • Site is outside the settlement envelope • Amenities will not support development • Increase in road congestion • Maulden is a large village therefore further development should be considered • Site presents an opportunity to remove a commercial use and replace it to residential 						
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	48						
Rank	5th ranked in settlement out of 18						
Conclusion	<p><u>This site scored reasonably well within the settlement and the Rural Area. Although there are other sites within Maulden that have scored higher, this proposal is considered the most appropriate, having little impact upon the character. In addition it is considered that this site is in a suitable location for development. For these reasons the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
<u>Access Highways Authority</u>	A limited amount of development to replace the existing industrial unit(s) could be permitted subject to the provision of a turning head						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comment made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	<u>None No comment made</u>						
<u>Contaminated Land</u>	<u>None No comment made</u>						
<u>Internal Drainage Board</u>	<u>None No comment made</u>						
Environmental Health	RAG rating is green						
English Heritage	Possible impact on conservation area. <u>It could be visible from the conservation area and may not respect the linear form of</u>						

	<u>development to the north and east or the overall layout of the village, and should respect linear form</u>
Landscape	<u>The site is not appropriate for development at submitted area and scale. It is at transition with existing village development and rural landscape with recreational footpath access to north and east of site. If future development were approved at a reduced scale it would be recommended that the layout, orientation and design must compliment the urban and rural interface and include appropriate, quality, landscape mitigation. Concern regarding loss of distinctive land use and increased pressure on sites of nature conservation interest. Development acceptable at a smaller scale/area with complimentary design</u>
Natural England	none <u>No comment made</u>
<u>Anglian</u> Water	RAG rating is amber – <u>Waste Water Treatment Works and Foul Sewerage Network</u> Capacity upgrade required.
Conclusion	The Stage 3 assessment has identified some exceptional major <u>issues with the original proposal. While some of these can be overcome through careful site layout, design and landscaping, it is considered appropriate to reduce the scale of development. The proposal will be reduced significantly in size, in order to help</u> to complement the original form of the locality and provide acceptable access. This proposal is deemed acceptable for the Site Allocations DPD.
Final Decision	
The Council has included the site within the Site Allocations Development Plan Document <u>for a minimum of 15 dwellings.</u>	

H221 - Land adjoining Kingsbrook, Limbersey Lane, Maulden							
Size (ha)	3.35						
Proposal	100 dwellings						
Description	Located to the north of Maulden and to the east of Limbersey Lane. The site is consists partly of a transport depot and agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	85%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Site is outside the settlement envelope • Amenities cannot support development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	54						
Rank	3rd ranked in settlement out of 18						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. There was a high level of objection to this site from local residents. The proposal would be detached from the settlement. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>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	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H225 - Land at Water End Road, off A50, Water End, Maulden							
Size (ha)	0.96						
Proposal	4 dwellings						
Description	Located to the south east of Maulden and to the north of the A507. The site is currently vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	83%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • 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	-15						
Rank	<u>Joint 178</u> th ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly and was one of the lowest scoring sites across the whole of the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</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						
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.

H230 - Longview Farm, Silsoe Road, Maulden							
Size (ha)	1.27						
Proposal	29 dwellings						
Description	Located to the south east of Maulden and to the west of Silsoe Road. The site is comprised of a dwelling, a farm and a stables stables .						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	81%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • 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	26						
Rank	11th ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>Access 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.	

H233 – Land to South Side of Clophill Road, Silsoe Maulden							
Size (ha)	2.65						
Proposal	Residential – Number not specified						
Description	This proposal is situated just East of the main settlement centre. The land is most recently has been used for rearing pheasants. The site contains a number of outbuildings, including 'pheasant pens'.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	80%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Increase in road congestion • Site is prone to flooding • Development is too large for the village, smaller scale development should be considered 						
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	4th ranked in settlement out of 18						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. There was a high level of objection to this site from local residents. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. In addition, the Development Strategy Task Force have emphasized the detrimental impact the proposal would have upon the local character, emphasized in the Local Plan: Inspector's Report. For these reasons the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
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	Not applicable						

Board	
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.	

H279 - Site A, Silsoe Road, Maulden							
Size (ha)	0.38						
Proposal	Residential – Number not specified						
Description	The site contains a number of buildings used for stage purposes. The land is contained on three sides by residential developments.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	86%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Increase in road congestion • Listed buildings surround the site 						
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	43						
Rank	6th ranked score in settlement out of 18						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3.</u> The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</p>						
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.	

H280 - Site B, Silsoe Road, Maulden							
Size (ha)	5.39						
Proposal	Residential – Number not specified						
Description	The site is located upon an arable field. The land is contained on two sides by residential developments and is adjacent to the A507.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	3%	No	94%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Poor access • 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	-7						
Rank	<u>Joint</u> 15th ranked score in settlement out of 18						
Conclusion	<p><u>The site scored poorly and was one of the lowest scoring sites across the whole of the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</u></p>						
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.	

H281 - Site C, Water End Road, Maulden							
Size (ha)	9.63						
Proposal	Residential – Number not specified						
Description	The site is located upon a sloping arable field. The land is contained on three sides by residential developments.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	91%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Site is prone to flooding • Increase in road congestion • Development of this size would be contrary to aims of the Core Strategy 						
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	-7						
Rank	<u>Joint 156</u> th ranked score in settlement out of 18						
Conclusion	<p><u>The site scored poorly and was one of the lowest scoring sites across the whole of the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.</u></p>						
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.	

H341 – Brookside Farm, New Road, Maulden							
Size (ha)	0.3 ha						
Proposal	10 dwellings						
Description	The site, located to the South of Maulden, is comprised of disused barns and gardens.						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	86%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Site is too isolated from the settlement 						
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	-15						
Rank	<u>Joint</u> 17th ranked in settlement out of 18						
Conclusion	<p><u>The site scored poorly and was one of the lowest scoring sites across the whole of the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</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>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.

E18 - Land adjacent to 29 Clophill Road, Maulden						
Size (ha)	<u>2.0</u>					
Proposal	<u>B1 Office and A1 Shops: 100-150 jobs</u>					
Description	<u>Located to the east of Maulden and north of Clophill Road. The site is used for pasture and recreational uses</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>0%</u>	No	<u>62%</u>	Maybe	<u>38%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Existing amenities cannot support this development</u> <u>Increase in road congestion</u> 					
ELR Stage 1						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>	<u>No</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					
ELR Stage 2						
PDL	<u>Greenfield – Red</u>					
Accessibility to Housing	<u>0.5km from Maulden - Red</u>					
Road Access	<u>1km from A507, 1.9km from A1 - Red</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>0</u>	
Rank	<u>62nd</u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
ELR Stage 3						
Score	<u>19</u>					
Rank	<u>6th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>					
Conclusion	<u>The proposal scored reasonably well within the area. The site is considered a logical extension to an existing small industrial estate which appears to be well occupied. As Ampthill and Flitwick which have constrained land supplies, there is some</u>					

	<u>limited potential for the amount of land allocated at Maulden to be increased in order to cater for these land needs. For these reasons the site has progressed to Stage 4.</u>
Stage 4	
Highways Authority	<u>The only available access to the highway is through the existing access to 29 Clophill Road. This appears to be adequate subject to visibility requirements.</u>
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Motor vehicle garage - possible boundary fuel contamination low/mid risk</u>
Internal Drainage Board	<u>No comment made</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>We continue to have concerns regarding site allocation E18 in terms of the impact on the setting of the Grade II* listed church on the eastern edge of Maulden and the setting of the village conservation area. We advise careful assessment of the possible setting impacts.</u>
Landscape	<u>No comment made</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is amber – Waste Water Treatment Works capacity and Foul Sewerage Network capacity require infrastructure upgrades.</u>
Conclusion	<u>The Stage 4 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u>
Final Decision	
<u>The Council has included this site within the Site Allocations Development Plan Document for 1.8 ha of B1, B2 and B8 employment land.</u>	

E79 - The Old Orchard, Water End Road, Maulden							
Size (ha)	<u>0.91</u>						
Proposal	<u>2 dwellings and 4 business units; number of jobs unknown</u>						
Description	<u>Located to the east of Maulden and north of the A507. The site consists of grassland, orchard and a builders yard.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>9.1</u> %	No	<u>81.8</u> %	Maybe	<u>9.1</u> %	
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the floodplain</u> <u>The site is detached from the village</u> <u>The site is only accessible from a single lane, future development would create traffic problems</u> 						
Stage 1							
Green Belt	<u>No</u>	Less Than Four Dwellings	<u>Yes</u>	Minerals & Waste Site	<u>No</u>	Wholly Flood Zone 2/3	<u>No</u>
Archaeological Site/ SAM	<u>No</u>	Important Countryside Gap	<u>No</u>	Biological or Geological Importance			<u>No</u>
Conclusion	<u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes. The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						
Stage 2							
Score	<u>Not applicable</u>						
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
Stage 3							
<u>Access Highways Authority</u>	<u>Not applicable</u>						
<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>	<u>Not applicable</u>						
<u>Contaminated Land</u>	<u>Not applicable</u>						
<u>Internal Drainage Board</u>	<u>Not applicable</u>						
<u>Environmental Health</u>	<u>Not applicable</u>						
<u>English Heritage</u>	<u>Not applicable</u>						
<u>Landscape</u>	<u>Not applicable</u>						
<u>Natural England</u>	<u>Not applicable</u>						
<u>Anglian Water</u>	<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>							

E79 - The Old Orchard, Water End Road, Maulden							
Size (ha)	<u>0.91</u>						
Proposal	<u>2 dwellings and 4 business units; number of jobs unknown</u>						
Description	<u>Located to the east of Maulden and north of the A507. The site consists of grassland, orchard and a builders yard.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>9%</u>	No	<u>82%</u>	Maybe	<u>9%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Development is located away from the settlement</u> <u>Poor access</u> <u>Increase in road congestion</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</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>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u> <u>The Stage 1 assessment identified a discounting factor.</u> <u>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>
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	<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>For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E83 - Site A, Silsoe Road, Maulden							
Size (ha)	<u>0.38</u>						
Proposal	<u>Commercial development; number of jobs unknown</u>						
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is used for storage</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>20%</u>	No	<u>70%</u>	Maybe	<u>10%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Site has good transport links</u> <u>Site would be more appropriate for housing</u> <u>Loss of agricultural land</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Previously Developed Land - Green</u>						
Accessibility to Housing	<u>Approximately 1km from Maulden - Red</u>						
Road Access	<u>0.4km from A507 - Amber</u>						
Availability	<u>Has Planning permission for residential - Amber</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>31st</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	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.	

E84 - Site B, Silsoe Road, Maulden							
Size (ha)	<u>5.39</u>						
Proposal	<u>B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery; number of jobs unknown</u>						
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>14%</u>	No	<u>79%</u>	Maybe	<u>7%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of agricultural land</u> <u>Site is located away from the village</u> <u>Insufficient infrastructure to sustain development</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</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>				<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>
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	<u>Not applicable</u>						

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.	

E85 - Site C, Silsoe Road, Maulden							
Size (ha)	<u>9.63</u>						
Proposal	<u>B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery; number of jobs unknown</u>						
Description	<u>Located to the south east of Maulden and to the east of Silsoe Road. The site is used for agriculture</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>14%</u>	No	<u>79%</u>	Maybe	<u>7%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of agricultural land</u> <u>Site is located away from the village</u> <u>Insufficient infrastructure to sustain development</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</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>
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	<u>Not applicable</u>						

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.	

E88 - Site D, Silsoe Road, Maulden						
Size (ha)	<u>3.55</u>					
Proposal	<u>B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery; number of jobs unknown</u>					
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>12%</u>	No	<u>82%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of agricultural land</u> <u>Site is outside of the settlement envelope</u> 					
ELR Stage 1						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</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>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>
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	<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>	