

H008 - Land at "The Mow" Hoo Road, Meppershall							
Size (ha)	0.70						
Proposal	18 dwellings						
Description	Located on the eastern side of the village and has an unoccupied bungalow, disused agricultural buildings and vacant land						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	60%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Poor access • Insufficient public transport • Extra housing will overload the sewage system • The application is more appropriate than others in Meppershall • The development is small scale, thus would not have an excessive environmental impact • The site is adjacent to 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	44						
Rank	56th ranked score in settlement out of 17						
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 H174 is the favoured locations for development in Meppershall, no further allocation is required within the village. For this reason the site has not progressed to Stage 3.</u> Even though the site scored reasonably well within the rural area, there were more suitable sites within the Settlement. For this reason the site was not taken forward.</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</u>	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.	

H011 - Church View Nurseries, Shillington Road, Meppershall							
Size (ha)	0.26						
Proposal	Number of dwellings not specified						
Description	Located on the southern boundary east of the road leading to Shillington. The site is currently a disused nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	75%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Located opposite a conservation area • Negative visual impacts • Amenities cannot support the 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	32						
Rank	<u>Joint 78th</u> ranked score in settlement out of 17						
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 H174 is the favoured location for development in Meppershall, no further allocation is required within the village. For this reason the site was not taken forward. 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.

H016 - 13 Shefford Road, Meppershall							
Size (ha)	0.31						
Proposal	18+ dwellings						
Description	Located to the north of the settlement on the road to Shefford, current use is uncertain from submitted application, but is properly a rear garden						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	88%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Development will comprise an important open space • Poor access • Public transport is insufficient • Location is inappropriate 						
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 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						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglia Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H034 - Bury Nurseries, 100 High Street, Meppershall							
Size (ha)	1.78						
Proposal	55 dwellings						
Description	Located to the west of the High Street, the site is currently a vacant nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	95%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Poor access • Development is unsuitable to the village size • Negative visual impact • Local schools are at capacity • Public transport is limited, local station car parks are full 						
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	2nd ranked score in settlement out of 17						
Conclusion	<p><u>The site scored 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 H174 is the favoured locations for development in Meppershall, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Even though the site scored reasonably well within the rural area, there more suitable sites within the Settlement. For this reason the site was not taken forward.</u></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>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.	

H035 - Land r/o 82 High Street & Beaumaris, High Street, Meppershall							
Size (ha)	0.35						
Proposal	7-10 dwellings						
Description	Located to the west of the High Street and north of Bury Nurseries and is currently a rear garden to no 82.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	82%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Hazardous access • Negative visual impacts • Local schools are at capacity • Public transport is limited, local railway stations have full car parks 						
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	47						
Rank	3rd ranked score in settlement out of 17						
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 H174 is the favoured locations for development in Meppershall, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Even though the site scored reasonably well within the rural area, there were more suitable sites within the Settlement. For this reason the site was not taken forward.</u></p>						
Stage 3							
<u>Access</u> <u>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						

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.	

H045 - New Close Nurseries, Fildyke Road, Meppershall							
Size (ha)	0.7						
Proposal	Number of dwellings not specified						
Description	Located to the east of Fildyke Road and is currently used as a plant nursery						
Issue & Options Consultations							
Consultation Responses	Yes	18%	No	59%	Maybe	23%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Public transport is sparse and infrequent • Amenities cannot support this development • Drains and sewage system overloaded • Site is close to amenities • Site would not have an impact on the environment 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	16						
Rank	15th ranked score in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward.</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						
<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>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.	

H069 - Land at Shillington Road, Meppershall							
Size (ha)	0.2						
Proposal	3-4 dwellings						
Description	Located to the south of Meppershall and to the east of Shillington Road. The site is unused meadow land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	89%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Development would have a negative effect on the conservation area • Site is on archeological interest and contributes to the setting of the nearby church • Increase in road congestion • Amenities cannot support new 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	14						
Rank	16th ranked score in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward.</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						
<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.	

H070 - Stondon Road Nurseries, Stondon Road, Meppershall							
Size (ha)	0.45						
Proposal	15 dwellings						
Description	Located to the south of Meppershall and to the south of Stondon Road. The site is a vacant nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	71%	Maybe	29%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Blind access • Loss of countryside • 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	23						
Rank	13th ranked in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.</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 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</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.

H074 - School of Equitation, Rear of 37 Fildyke Road, Meppershall							
Size (ha)	0.33						
Proposal	3-9 dwellings						
Description	Located to the east of Meppershall and the north of Fildyke Road. The site is a vacant equestrian centre.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	86%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Poor access • Site is used for recreational purposes • Existing infrastructure cannot support these developments • Public transport is poor • The housing density is unsuitable to the size of 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	25						
Rank	Joint 121 th ranked in settlement out of 17						
Conclusion	<p>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						

<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.	

H125 - New Close Nursery, Fildyke Road, Meppershall							
Size (ha)	0.5						
Proposal	15 dwellings						
Description	Located to the east of Meppershall and to the east of Fildyke Road. The site is a vacant nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	12%	No	65%	Maybe	23%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Development will intrude on the local countryside • Amenities cannot support the development • There has already been too much development in 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	31						
Rank	9th ranked score in settlement out of 17						
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 H174 is the favoured location for development in Meppershall, no further allocation is required within the village. For this reason the site was not taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.</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 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.	

H174 - Land behind Meppershall Village Hall, High Street, Meppershall							
Size (ha)	6.7						
Proposal	68 dwellings, cemetery, GP surgery, community hall and playing fields						
Description	Located to the west of Meppershall and to the west of the high street. The site is currently agricultural land						
Issue & Options Consultations							
Consultation Responses	Yes	28%	No	59%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Site is currently used for recreation, other brown field sites are available • Amenities cannot support this development • Scheme is too large for the settlement • There has been too much development already in Meppershall • Poor access • Proposed community facilities would greatly benefit the community • The site is central to existing amenities 						
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	33						
Rank	6th ranked in settlement out of 17						
Conclusion	<p><u>The site scores reasonably well within the Rural Area. The proposed development will deliver significant community facilities which will benefit all residents of Stenden Meppershall. For this reason the site has progressed to Stage 3.</u></p> <p>The site scores poorly within the rural area but will deliver significant community facilities which will benefit all residents of Meppershall. For this reason the site has progressed to Stage 3.</p>						
Stage 3							
<u>Access Highways Authority</u>	Provided visibility is sufficient, the access would be acceptable						
<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>Partially covered by former mixed industrial uses - mid risks around unknown works Mid-risk</u>						

<u>Internal Drainage Board</u>	no <u>No comment made</u>
Environmental Health	RAG rating is green
English Heritage	no <u>No comment made</u>
Landscape	Development would require substantial landscape mitigation to integrate urban edge with countryside. <u>Access to the countryside should be maintained.</u>
Natural England	no <u>No comment made</u>
<u>Anglian Water</u>	RAG rating is red – <u>Major concerns regarding Waste Water Treatment Works, Foul Sewerage Network capacity requires upgrades. Capacity concerns, A sewer crossing the site.</u>
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal <u>which will prevent allocation</u> . For these reasons the proposal is acceptable for the Site Allocations DPD.
Final Decision	
<u>There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council has allocated this site for residential development providing a minimum of 68 dwellings, a multi-use community centre, recreation facilities, a cemetery and waste recycling centre..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.</u>	

H189 - Land at Bury Farm, Meppershall							
Size (ha)	1.4						
Proposal	35 dwellings						
Description	Located to the south west of Meppershall and north of Campton Road. The site is a farm yard.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Site is on a blind/dangerous narrow road • Negative visual impacts • Public transport is limited • Amenities cannot support development • The scale of development is unsuitable to Meppershall • The area has drainage and flood problems 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	45						
Rank	4th ranked in settlement out of 17						
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 H174 is the favoured locations for development in Meppershall, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Even though the site scored reasonably well within the rural area, there were more suitable sites within the Settlement. 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						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						

Landscape	Not applicable
Natural England	Not applicable
<u>Anolian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H191 - Land at Shefford Road, Meppershall							
Size (ha)	0.8						
Proposal	24 dwellings						
Description	Located to the north east of Meppershall and to the north of Shefford Road. The site is <u>currently</u> vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	53%	Maybe	27%	
Consultation Comments	<ul style="list-style-type: none"> • Infilling this area would block views of the 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	22						
Rank	14th ranked in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.</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.							

H249 – Land to the East of Coneygate, Meppershall							
Size (ha)	0.43						
Proposal	15 dwellings						
Description	The site, located to the east of Meppershall, is predominantly vacant and overgrown. The land contains a number of young trees and grass land.						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	76%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Amenities cannot support the development • Negative visual impact • Limited public transport • Site is a haven for wildlife • There has been too much development in Meppershall already 						
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	32						
Rank	<u>Joint</u> 7 th ranked in settlement out of 17						
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 H174 is the favoured location for development in Meppershall, no further allocation is required within the village. For this reason the site was not taken forward.</u>The site scored poorly within the rural area. For this reason the site was not taken forward.</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.	

H315 - Land at 32 Shefford Road, Meppershall							
Size (ha)	1.07						
Proposal	30 dwellings						
Description	The land is situated to the North East of Meppershall, on land currently used for arable farmland, in addition to serving Bandland Nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	93%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> • Intrusive to existing properties • Amenities cannot support the development • Increase in road congestion • Potential for increase crime and anti-social behavior 						
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	10th ranked in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward.</u>The site scored poorly within the rural area. For this reason the site was not taken forward.</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.

H318 - Land rear of 30 Shefford Road, Meppershall							
Size (ha)	0.9						
Proposal	Residential – Number not specified						
Description	The land is situated to the North East of Meppershall, on land currently used for arable farmland, in addition to serving Bandland Nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	89%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Amenities cannot support the development • The site is on a floodplain 						
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	25						
Rank	<u>Joint</u> 11th ranked in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Meppershall is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. 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	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.

H327 – Campton Field, western fringe of Campton village							
Size (ha)	3.64 ha						
Proposal	90 dwellings						
Description	This flat site, located South of Campton, is predominantly vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	88%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> • The site is on a floodplain • The proposal is disproportionate to the size of the existing settlement • Amenities cannot support the 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	12						
Rank	17th ranked in settlement out of 17						
Conclusion	<p><u>The site scored poorly within the Rural Area. Campton is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward.</u> The site scored poorly within the rural area. For this reason the site was not taken forward.</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.

H352 – Rear of Meppershall Post Office, 6 High Street, Meppershall							
Size (ha)	0.7 ha						
Proposal	8 – 10 dwellings						
Description	The proposal is situated near the centre of the settlement, next to the proposal H174. The site is currently vacant, however it was previously used as a garden.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	75%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> Site isn't large enough to contribute to affordable housing or local infrastructure 						
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	110						
Rank	1st ranked in settlement out of 17						
Conclusion	<p><u>The site scored very 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 H174 is the favoured location for development in Meppershall, 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 very highly within the rural area. Due to the size of the site it cannot provide any community facilities. For this reason 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>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.