

H044 - Land at Park Road, Moggerhanger							
Size (ha)	4.1						
Proposal	Number of dwellings not specified						
Description	Located to the west of Moggerhanger and south of the A603 and is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	37.5%	No	50%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> <li>There are no pavements from the site to amenities in the village</li> <li>Amenities cannot support the development</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	35						
Rank	3rd ranked score in settlement out of 4						
Conclusion	The site scored <u>poorly compared to other sites in Moggerhanger and the rest of the Rural Area. .reasonably well within the rural area.</u> There are far more suitable sites <u>to allocate in the area</u> ; therefore the site has not progressed to Stage 3.						
Stage 3							
<u>Highways Authority Access</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
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>Anqlian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H065/E37 - Asterby & Chalkcroft Nursery, The Ridgeway, Blunham							
Size (ha)	9.49						
Proposal	24 dwellings and 2ha of employment land						
Description	Located to the north east of Moggerhanger to the east of Blunham Rd. The site is currently a garden centre/nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	44%	No	44%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> <li>• The site is remote from the village</li> <li>• The site isn't supported by amenities</li> <li>• Loss of countryside</li> <li>• Site has good access</li> <li>• Good level of affordable housing provision</li> <li>• Employment opportunities</li> <li>• Space in the local schools</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	6						
Rank	4 <sup>th</sup> ranked in the settlement out of 4						
Conclusion	<p>The site scored <u>very</u> poorly <u>compared to sites in the village and the rest of the within the rRural Aarea</u>. For this reason the site was not taken forward <u>to Stage 3.</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						
<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 scored very poorly compared to sites in the village and the rest of the Rural Area and in accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons The site has not been taken forward as part of the Site Allocations Development Plan Document.

<b>H065/E37 - Asterby &amp; Chalkcroft Nursery, The Ridgeway, Blunham</b>							
Size (ha)	<u>9.49</u>						
Proposal	<u>24 dwellings and 2ha of employment land</u>						
Description	<u>Located to the north east of Moggerhanger to the east of Blunham Rd. The site is currently a garden centre/nursery.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>44%</u>	No	<u>44%</u>	Maybe	<u>12%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>The site is remote from the village</u></li> <li><u>The site isn't supported by amenities</u></li> <li><u>Loss of countryside</u></li> <li><u>Site has good access</u></li> <li><u>Good level of affordable housing provision</u></li> <li><u>Employment opportunities</u></li> <li><u>Space in the local schools</u></li> </ul>						
<b>ELR Stage 1</b>							
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 <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<p><u>The Stage 1 assessment has identified a discounting factor. The site is located within open countryside and is contrary to the Core Strategy. Therefore, the site has not progressed to Stage 2.</u></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>						
<b>ELR Stage 2</b>							
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>N/A</u>	Flood Zone	<u>N/A</u>	Important Open Space	<u>N/A</u>		
Other Important Land Uses	<u>Not Applicable</u>						
Number of 'Reds'	<u>Not Applicable</u>			Number of 'Ambers'	<u>N/A</u>		
Rank	<u>Not Applicable</u>						

Conclusion	<u>Not Applicable</u>
<b>ELR Stage 3</b>	
Score	<u>Not Applicable</u>
Rank	<u>Not Applicable</u>
Conclusion	<u>Not Applicable</u>
<b>Stage 4</b>	
Highways Authority	<u>Not Applicable</u>
Highways Agency	<u>Not Applicable</u>
Environment Agency	<u>Not Applicable</u>
Archaeology	<u>Not Applicable</u>
Built Conservation	<u>Not Applicable</u>
Contaminated Land	<u>Not Applicable</u>
Internal Drainage Board	<u>Not Applicable</u>
Environmental Health	<u>Not Applicable</u>
English Heritage	<u>Not Applicable</u>
Landscape	<u>Not Applicable</u>
Natural England	<u>Not Applicable</u>
Anglian Water	<u>Not Applicable</u>
Conclusion	<u>Not Applicable</u>
<b>Final Decision</b>	
<u>The site conflicts with the Core Strategy as it is within open countryside. The housing assessment concluded that the site scored very poorly compared to sites in the village and the rest of the Rural Area. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H154 - Land rear of The Guinea PH, Bedford Road, Moggerhanger							
Size (ha)	0.7						
Proposal	11 dwellings						
Description	Located in the centre of Moggerhanger and to the north of the A603. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	50%	No	25%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> <li>• The site matches the villages scale and housing needs</li> <li>• There is safe walking access to the lower school</li> <li>• There are good public transport links</li> <li>• Development will have little impact on the countryside</li> <li>• No affordable housing in the scheme</li> <li>• Increase in road congestion</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	65						
Rank	2nd ranked in settlement out of 4						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
<u>Access Highways Authority</u>	<del>none</del> <u>Satisfactory access can be provided onto Blunham Road, subject to adequate visibility being achieved. Access onto the A603 requires careful assessment of visibility.</u>						
<u>Highways Agency</u>	<del>none</del> <u>No comment made</u>						
<u>Environment Agency</u>	<del>none</del> <u>No site specific comments made</u>						
<u>Archaeology</u>	<del>none</del> <u>No comment made</u>						
<u>Built Conservation</u>	<del>none</del> <u>No comment made</u>						
<u>Contaminated Land</u>	<del>none</del> <u>No comment made</u>						
<u>Internal Drainage Board</u>	<del>none</del> <u>No comment made</u>						
Environmental Health	RAG rating is amber – Road/Public house noise						
English Heritage	<del>none</del> <u>No comment made</u>						
Landscape	Appropriate scale and potential for rural screen						
Natural England	<del>none</del> <u>No comment made</u>						
<u>Anglian Water</u>	RAG rating is amber – Waste water capacity upgrade required						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.						
Final Decision							
<del>The Council has included the site within the Site Allocations Development Plan Document.</del> There have been no exceptional issues identified within the three stages of							

assessment. The Council has therefore included the site within the Site Allocations Development Plan Document for a minimum of 17 dwellings.

H273 - Land rear of St Johns Road, Moggerhanger							
Size (ha)	1.9						
Proposal	Residential – Number not specified						
Description	The site, located to the west of Moggerhanger, is used for agricultural purposes. The site is flat, although there are a number of trees.						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	86%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Pedestrians will need to cross the A603 to reach amenities</li> <li>• Development will not enhance village facilities or increase affordable housing provision</li> <li>• Development will have an adverse effect on the character of the village</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	70						
Rank	1st ranked in settlement out of 4						
Conclusion	<p>The site scored reasonably well. <u>However, access for the site from the public highway has not been demonstrated. -within the rural area. There are far more suitable sites in the area to allocate for residential development. 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 H154 is the favoured location for development in Moggerhanger, no further allocations are required. ;†</u> 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
<b>Final Decision</b>	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

<b>ELR - Ridgeway Business Park, The Ridgeway, South Mills, Blunham</b>							
Size (ha)	<u>5.88</u>						
Proposal	<u>B1 Business and B8 Storage or Distribution: number of jobs unknown</u>						
Description	<u>Located to the north east of Moggerhanger and to the east of The Ridgeway. The site is used for a commercial vehicle servicing centre</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>12.5%</u>	No	<u>50%</u>	Maybe	<u>37.5%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Negative visual impacts</u></li> <li><u>There is a high pressure gas main running through the site</u></li> <li><u>Increase in road congestion</u></li> <li><u>Poor public transport</u></li> </ul>						
<b>ELR Stage 1</b>							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>1km from Blunham and 1.1km from Sandy - Red</u>						
Road Access	<u>1.1km from A603 but no direct access - 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>65<sup>th</sup></u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
<b>ELR Stage 3</b>							
Score	<u>21</u>						
Rank	<u>Joint 1<sup>st</sup> rank out of 18 in the areas which do not require an</u>						

	<a href="#">allocation, as stated in the Core Strategy</a>
Conclusion	<a href="#">The site is the joint highest scoring in the area. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The only area that has been deemed suitable is E18, in Maulden. There is some limited potential for employment allocation at Maulden, in order to cater for employment needs of Ampthill and Flitwick. For these reasons the site has not progressed to Stage 4.</a>
<b>Stage 4</b>	
Highways Authority	<a href="#">Not applicable</a>
Highways Agency	<a href="#">Not applicable</a>
Environment Agency	<a href="#">Not applicable</a>
Archaeology	<a href="#">Not applicable</a>
Built Conservation	<a href="#">Not applicable</a>
Contaminated Land	<a href="#">Not applicable</a>
Internal Drainage Board	<a href="#">Not applicable</a>
Environmental Health	<a href="#">Not applicable</a>
English Heritage	<a href="#">Not applicable</a>
Landscape	<a href="#">Not applicable</a>
Natural England	<a href="#">Not applicable</a>
Anglian Water	<a href="#">Not applicable</a>
Conclusion	<a href="#">Not applicable</a>
<b>Final Decision</b>	
<a href="#">The site has not been taken forward as part of the Site Allocations Development Plan Document</a>	