

H018 - Pound Field, The Pound, Upper Caldecote							
Size (ha)	3.2						
Proposal	96+ dwellings						
Description	Located to the north of Upper Caldecote and to the West of the road to Sandy. Currently used as arable land.						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	85%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Local GP over-stretched • Site is outside of the settlement envelope • Development would segregate the village • Some residents would support a smaller 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	11						
Rank	Joint 840th ranked score in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Upper Caldecote 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						
<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.	

H029 - Water Lane Farm, Upper Caldecote							
Size (ha)	2.0						
Proposal	60+ dwellings						
Description	Located to the east of the settlement on the road leading to the A1. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	86%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Local GP over-stretched • Site is outside of the settlement envelope • Drainage/sewers are at full capacity 						
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	1st ranked score in settlement out of 12						
Conclusion	<p><u>The site did not score particularly well within the Rural Area. Upper Caldecote is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. The land surrounding Upper Caldecote is considered to be of high agricultural value. 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 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
Anolian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H076 - Land adj. 8 The Fields, Lower Caldecote							
Size (ha)	0.18						
Proposal	5 dwellings						
Description	Located in the centre and to the west of the Grange and the A1. The site is vacant garden land.						
Issue & Options Consultations							
Consultation Responses	Yes	12.5%	No	37.5%	Maybe	50%	
Consultation Comments	<ul style="list-style-type: none"> This development was more suitable than other proposals as it's a small scale development that will fit into the character of the village 						
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	8						
Rank	11th ranked in the settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. The Core Strategy does not enable allocations to be made beyond those settlements classified as a Large or Small Village. Lower Caldecote is classified as a settlement as part of the countryside in the Settlement Hierarchy and an allocation in this location would therefore be contrary to the Core Strategy. 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 Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>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.	

H100 - Land at Sand Lane, Northill							
Size (ha)	0.6						
Proposal	18 dwellings						
Description	Located to the east of Northill and to the north of Sand Lane. The site is currently in agricultural use.						
Issue & Options Consultations							
Consultation Responses	Yes	27%	No	73%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • There is limited amenities in the village • Sewage system is overloaded • Loss of agricultural land • Poor site access 						
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	5th ranked in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Northill 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 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							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						

Final Decision

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

H139 - Site off Harvey Close r/o 82-88 Biggleswade Road, Upper Caldecote							
Size (ha)	0.94						
Proposal	28 dwellings						
Description	Located to the east of Upper Caldecote and to the south of Biggleswade Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	82%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Local GP over-stretched • Site is outside of the settlement envelope • Development would segregate the village • Poor access • Development should take place where there is sufficient amenities • Affordable housing for local people is desirable 						
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	2nd ranked in settlement out of 12						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. Upper Caldecote is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. The land surrounding Upper Caldecote is considered to be of high agricultural value. 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 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							
<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
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.	

H212 - Land at Thorncote Green, Nr Northill							
Size (ha)	0.5						
Proposal	2 dwellings						
Description	Located in the centre of Thorncote Green and to the east of Thorncote Green. The site is vacant land <u>currently vacant</u> .						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	50%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> Two supporters for development No other specific comments received 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	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 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							

H229 - Land rear of 67-103 Biggleswade Road, Upper Caldecote							
Size (ha)	2.9						
Proposal	77 dwellings						
Description	Located to the east of Upper Caldecote and to the north of Biggleswade Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	91%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Site is outside of the settlement envelope • Development would segregate the village • Poor access • Loss of countryside 						
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	11						
Rank	Joint 98th ranked in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Upper Caldecote 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>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.	

H231 - Land adjacent to Woodlands Nurseries, Biggleswade Road, Upper Caldecote							
Size (ha)	7.58						
Proposal	204 dwellings						
Description	Located to the east of Upper Caldecote and to the south of Biggleswade Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	89%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Local GP over-stretched • Site is outside of the settlement envelope • Development would segregate the village • Sewage system is at capacity • Loss of countryside • Support for a 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	14						
Rank	7th ranked in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Upper Caldecote 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>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.	

H234 – Land rear of 47-55 Biggleswade Road, Upper Caldecote							
Size (ha)	2.02						
Proposal	63 dwellings						
Description	The site is positioned close to the centre of Upper Caldecote, an area of land currently occupied by arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	88%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Local GP over-stretched • Site is outside of the settlement envelope • Sewers are at capacity • Loss of countryside • Small scale development would be accepted 						
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	11						
Rank	<u>Joint</u> 8th ranked in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Upper Caldecote 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>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						
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.	

H288 - Land to the East of Ickwell							
Size (ha)	5.63						
Proposal	100 dwellings						
Description	The site is currently used for agricultural purposes.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	97%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • A1 junction is dangerous and needs improving • Village has limited amenities • Development is unsuitable to the size of the settlement • Limited public transport • Local GP over-stretched • Site is outside of the settlement envelope • Sewers are at capacity • Loss of countryside • Site is prone to flooding 						
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	12th ranked score in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Ickwell 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							
Highways <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
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.	

H289 - Home Farm, Ickwell							
Size (ha)	0.24						
Proposal	8 dwellings						
Description	The site currently contains buildings used to support a livery.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	79%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> • The site is in a conservation area • Area has a high wildlife value • Development would damage the character of the village • Increase in road congestion • Small scale development would be acceptable 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	As any area within Flood Zones 2/3 was discounted, the land left was not possible to accommodate 4 dwellings. For these reasons the site has been discounted.						
Stage 2							
Score	24						
Rank	<u>Joint 43rd</u> ranked score in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Ickwell 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></p> <p>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.

H349 H291 – Land East of 8 High Road, Broom Land to the rear of 76-88 Hitchin Road, Upper Caldecote

Size (ha)	0.21 ha
Proposal	3 dwellings
Description	The site is currently contains a number of subdivided garden areas, these include a lawn and a vegetable/fruit garden.

Issue & Options Consultations

Consultation Responses	Yes	11%	No	89%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> Protected trees will have to be cut down to allow development Development will be isolated from the settlement 					

Stage 1

Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	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 Highways Authority</u>	Not applicable
<u>Highways Agency</u>	Not applicable
<u>Environment Agency</u>	Not applicable
<u>Archaeology</u>	Not applicable
<u>Built Conservation</u>	Not applicable
<u>Contaminated Land</u>	Not applicable
<u>Internal Drainage Board</u>	Not applicable
<u>Environmental Health</u>	Not applicable
<u>English Heritage</u>	Not applicable
<u>Landscape</u>	Not applicable
<u>Natural England</u>	Not applicable
<u>Anglia Water</u>	Not applicable
Conclusion	Not applicable

Final Decision

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

H313 - Land rear of 128 Hitchin Road, Upper Caldecote							
Size (ha)	0.7						
Proposal	1 – 14 dwellings						
Description	The site is at the South of Upper Caldecote, between the last and penultimate dwellings. The land is currently used as a garden/field.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	50%	Maybe	50%	
Consultation Comments	<ul style="list-style-type: none"> • Will support the post office/shop • Increase in road congestion • Increase the strain on facilities (e.g. the drains) 						
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	24						
Rank	<u>Joint</u> 3rd ranked in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Upper Caldecote 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 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							
<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						
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.

H314 - Land Adjacent to 215 Biggleswade Road, Upper Caldecote							
Size (ha)	0.96						
Proposal	Residential – Number not specified						
Description	The site is positioned right on the eastern edge of Upper Caldecote, on what is currently used as vacant land. It is next existing housing and arable farmland. The plot does not appear to be used.						
Issue & Options Consultations							
Consultation Responses	Yes	33.3%	No	33.3%	Maybe	33.3%	
Consultation Comments	<ul style="list-style-type: none"> • Will support the local post office/shop • Increase in road congestion • Increase pressure on capacity facilities (e.g. the drains) 						
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	6th ranked in settlement out of 12						
Conclusion	<p><u>The site scored poorly within the Rural Area. Upper Caldecote 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>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.