

E53 - Mount Pleasant Farm, Old Warden							
Size (ha)	<u>0.4</u>						
Proposal	<u>Additional farm buildings: number of jobs unknown</u>						
Description	<u>Located to the north of Old Warden. Site is in mixed use</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>N/a</u>	No	<u>N/a</u>	Maybe	<u>N/a</u>	
Consultation Comments	• <u>No comments received</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>Greenfield - Red</u>						
Accessibility to Housing	<u>Approximately 1.8km from Ickwell - Red</u>						
Road Access	<u>Approximately 4.7km from A1 - Red</u>						
Availability	<u>Being promoted for education - Amber</u>						
AGLV/Gap	<u>Y/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>4</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>77th</u>						
Conclusion	<u>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	<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>	

E55 - Shuttleworth College, Old Warden Park, Biggleswade							
Size (ha)	<u>5.6</u>						
Proposal	<u>C2 Residential Colleges, B1 Business, B8 Storage or Distribution, retail, leisure and tourism; number of jobs not known</u>						
Description	<u>Located within the Shuttleworth College grounds. The site has a mixed use</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>100%</u>	No	<u>0%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>The site is the best option for expanding the college</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 1.1km from Ickwell - Red</u>						
Road Access	<u>Approximately 3.5km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>Y/N</u> <u>- Red</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>Defined as part of a Historic Parks and Gardens (English Heritage) - Amber</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>70th</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>14</u>						
Rank	<u>Joint 15th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>						
Conclusion	<u>The site is one of the lowest scoring in the area. In accordance</u>						

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.

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

E56 - Home Farm, Old Warden Park, Biggleswade						
Size (ha)	<u>0.7</u>					
Proposal	<u>Hanger space: number of jobs unknown</u>					
Description	<u>Located within the Shuttleworth College grounds. The site has a mixed use</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>N/a</u>	No	<u>N/a</u>	Maybe	<u>N/a</u>
Consultation Comments	• <u>No comments received</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>	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>Greenfield - Red</u>					
Accessibility to Housing	<u>Approximately 1km from Ickwell – Red</u>					
Road Access	<u>Approximately 2.8km from A1 - Red</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
	<u>= Red</u>					
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>4</u>			Number of 'Ambers'	<u>0</u>	
Rank	<u>76th</u>					
Conclusion	<u>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.	

E57 - Kings Hill Farm, Old Warden Park, Biggleswade						
Size (ha)	<u>0.86</u>					
Proposal	<u>B1 Business, B8 Storage or Distribution and small scale retail</u>					
Description	<u>Located within the Shuttleworth College grounds on the Kings Hill Farm. The site is an agriculture farmyard</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>N/a</u>	No	<u>N/a</u>	Maybe	<u>N/a</u>
Consultation Comments	<ul style="list-style-type: none"> <u>No comments received</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>	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 - farm buildings - Green</u>					
Accessibility to Housing	<u>Nearest settlements are Upper Caldecote (1.3km) and Broom (1.6km) - Red</u>					
Road Access	<u>Approximately 2.3km 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>2</u>		Number of 'Ambers'			<u>0</u>
Rank	<u>40th</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 rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>					
Conclusion	<u>The site scores reasonably well 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</u>					

	<u>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.</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>	

E59 - Laundry Farm, Old Warden						
Size (ha)	<u>0.43</u>					
Proposal	<u>B1 Business, B8 Storage or Distribution and small scale retail; number of jobs is unknown</u>					
Description	<u>Located to the south west of Old Warden and to the north of Bedford Road. The site is used for industry and agriculture</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>100%</u>	No	<u>0%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>No additional comments made</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>	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>Majority of site Previously Developed Land farm buildings but also incorporates some farmland – Amber</u>					
Accessibility to Housing	<u>Approximately 2.5km from Ickwell - Red</u>					
Road Access	<u>Approximately 4.9km from A1 - Red</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>Y/N</u> <u>= Red</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>1</u>	
Rank	<u>71st</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>13</u>					
Rank	<u>Joint 16th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>					
Conclusion	<u>The site scores reasonably well in the area. In accordance with</u>					

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.

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