

## **Potton Sites Summary**

Following the call for sites, 24 schemes were promoted for development within the settlement of Potton. The proposals included 20 residential schemes, 3 mixed use schemes and 1 employment scheme.

Two sites (H111 and H325) were eliminated at the Stage 1 round as the developable land was too small to accommodate a minimum of 4 dwellings.

Many of the sites within Potton scored very well in the Stage 2 housing assessment. As some of the sites are adjacent and would share the same access points, they were combined at Stage 2 and assessed together as larger sites.

Land rear of Everton Road (H266) scored the highest in the Stage 2 housing assessment due to its proximity to lower and middle schools and its settlement relationship. H296 also scored very well at this stage. These sites did not progress to Stage 3 as they are not large enough to deliver the number of homes and amount of employment land required for Potton. Due to their size, these sites are also unable to provide the critical mass that would facilitate on-site community benefits.

Sites H199/H075 and H356/H237 progressed to Stage 3 of the housing assessment. These locations are able to deliver the housing and employment requirements for Potton together with on-site community facilities including allotments, a community hall and an extension to the existing sports ground.

The Stage 3 assessment identified concerns relating to the proximity of the sewerage treatment works. It is considered that these issues could be overcome through careful site layout, design and buffer landscaping. Sites H199/H075 and H356/H237 have therefore been allocated in the Site Allocations DPD under policies MA5 and HA9.

Although there are other sites which performed well in the assessment process no further land is required for development within Potton.

Whilst site H054 is perhaps the most deliverable for employment development as it does not rely on the delivery of the associated housing, it would nevertheless be detached from the settlement. The housing assessment concluded that the site scored poorly within the settlement, it is somewhat detached from the rest of Potton and is considered to be less sustainable than other mixed use sites within the town. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

Site H089 is the highest scoring of the 3 mixed-use sites promoted. However, the allocation of this site would set the precedent for development north of Everton Road and would significantly extend the settlement boundary northwards. The housing assessment concluded that although the site scored well within the settlement, there are other sites within Potton that have scored higher and are considered to be more suitable for mixed use development.

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

Site E80 has been promoted for a haulage yard. This suggests limited potential of this site to deliver a range of B-class development, therefore the site was rejected as a possible allocation.

H010 - Land at Bury Hill, Potton							
Size (ha)	2.08						
Proposal	70+ dwellings						
Description	Located on the eastern boundary just east of Potton Brook. Land is currently unused						
Issue & Options Consultations							
Consultation Responses	Yes	21%	No	71%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> <li>• The site is prone to flooding</li> <li>• Increase in road congestion</li> <li>• Local services are at capacity</li> <li>• Existing sewage problems</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	<del>69</del> 96						
Rank	<del>41th</del> 9th ranked score in settlement out of <del>2419</del>						
Conclusion	<p><u>Although</u> the site scored <del>reasonably</del> well within the settlement. <del>The site is in an unsustainable location; there are other sites within Potton that have scored higher and are considered to be more suitable for residential development. For this reason</del> <u>therefore</u> the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> <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</u> Conservation	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</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.							

H021 - 64 Biggleswade Road, Potton							
Size (ha)	1.0						
Proposal	30+ dwellings						
Description	Located to the south of Potton is currently a dwelling and rear garden						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	83%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Poor access</li> <li>• Local services at capacity</li> <li>• Loss of countryside</li> <li>• Site is adjacent to wildlife habitat</li> <li>• Site is outside of the settlement envelope</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	100						
Rank	408th ranked score in settlement out of 2419						
Conclusion	<p><u>Although</u> the site scored <del>reasonably</del> well within the settlement. <del>The site is in an unsustainable location; there are other sites within Potton that have scored higher and are considered to be more suitable for residential development. therefore</del> <u>For this reason</u> 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</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.							

H022 - Drew's Land Site, Sandy Road, Potton							
Size (ha)	2.5						
Proposal	Number of dwellings not specified						
Description	Located to the west of Potton on the road to Sandy. Currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	89%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor access</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	75						
Rank	4614th ranked score in settlement out of 2419						
Conclusion	<p><u>Although</u> the site scored <u>reasonably poorly well overall, when compared to other sites within Potton it scored poorly. There are other sites within Potton that have scored higher and are considered to be more suitable for residential development, within the settlement. The site is in an unsustainable location; therefore- For this reason</u> the site has not progressed to Stage 3.</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</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.							

H054 - Land off Everton Road, Potton							
Size (ha)	4.94						
Proposal	100 dwellings, 19 B1 employment units and community facilities						
Description	Located to the west of Potton, south of Everton Road and split into two parcels of land by Mill Lane (track). The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	52%	Maybe	35%	
Consultation Comments	<ul style="list-style-type: none"> <li>Public transport is limited</li> <li>Site is at a distance from Potton services</li> <li>Poor access</li> <li>Site is outside of the settlement envelope</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	69						
Rank	4815th ranked score in settlement out of 2219						
Conclusion	<p>The site scored poorly within the settlement <u>and is somewhat detached from the rest of Potton. The site is in an unsustainable location; therefore. The site is considered to be less sustainable than other mixed use sites within the town and therefore the site it</u> 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>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.

<b>H054 - Land off Everton Road, Potton</b>							
Size (ha)	<u>4.94</u>						
Proposal	<u>100 dwellings, 19 B1 employment units and community facilities</u>						
Description	<u>Located to the west of Potton, south of Everton Road and split into two parcels of land by Mill Lane (track). The site is currently used for agriculture.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>13%</u>	No	<u>52%</u>	Maybe	<u>35%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• <u>Public transport is limited</u></li> <li>• <u>Site is at a distance from Potton services</u></li> <li>• <u>Poor access</u></li> <li>• <u>Site is outside of the Settlement Envelope</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Farmland – Red</u>						
Accessibility to Housing	<u>Adjacent to outskirts of Potton – Amber</u>						
Road Access	<u>Approximately 4.4km 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>1</u>		
Rank	<u>55</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>15</u>						

Rank	<u>Joint 3<sup>rd</sup> out of 4 in Potton</u>
Conclusion	<u>Of the mixed use sites, H054 scored joint 2<sup>nd</sup> out of 3. Its score was slightly lower because of concerns over access. Whilst the northern portion of the site is perhaps the most deliverable as it does not rely on the delivery of the associated housing, it would be detached from the settlement.</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>Whilst the northern portion of the site is perhaps the most deliverable as it does not rely on the delivery of the associated housing, it would be detached from the settlement. The housing assessment concluded that the site scored poorly within the settlement, it is somewhat detached from the rest of Potton and is considered to be less sustainable than other mixed use sites within the town. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H075/H199 - Land South of Horne Lane & Land at Biggleswade Road, Potton							
Size (ha)	<u>5.316.27 (net developable area)</u>						
Proposal	<u>H075: 120-160 dwellings, B1 employment units and community facilities</u> <u>H199: 67 Dwellings</u>						
Description	Located to the south east of Potton and to the East of Biggleswade Road. The site is former agricultural land now vacant						
Issue & Options Consultations							
Consultation Responses	<u>H075</u>	Yes	8%	No	71%	Maybe	21%
	<u>H199</u>	<u>Yes</u>	<u>16%</u>	<u>No</u>	<u>68%</u>	<u>Maybe</u>	<u>16%</u>
Consultation Comments	<ul style="list-style-type: none"> <li>• Access is inadequate</li> <li>• Site is a valuable wildlife habitat</li> <li>• Site is prone to flooding</li> <li>• Site is too close to sewage works</li> <li>• Negative visual impact</li> <li>• Infrastructure in Potton cannot support the development</li> <li>• <u>Loss of countryside</u></li> <li>• <u>Increase in road congestion</u></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	118						
Rank	3rd ranked in settlement out of <u>2419</u>						
Conclusion	<p><u>This site scores very well within the settlement and is of a size where community facilities can be provided on site. This site is also the most sustainably located mixed use proposal within Potton and can provide employment land as required by the Core Strategy. For these reasons the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
<u>Access</u> Highways Authority	<u>none</u> -No comments made						
<u>Highways Agency</u>	<u>No comments made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comments made</u>						

<u>Built</u> Conservation	Not especially constrained, other than the general impact on the wider setting of the conservation area
Contaminated Land	<del>none</del> <u>No comments made</u>
<u>Internal</u> Drainage <u>Board</u>	No increase in flows to IDB watercourses will be permitted.
Environmental Health	RAG rating is amber – Sewer odour
English Heritage	<del>none</del> <u>No comments made</u>
Landscape	Excessive scale. <u>Site is a meadow and setting for woodland.</u>
Natural England	A need to ensure the character and setting of the conservation area is not compromised
<u>Anglian</u> Water	RAG rating is red – Cordon Sanitare for sewage treatment works, sewer crossing site
Conclusion	<u>A few issues need to be taken into consideration when making a decision. The Stage 3 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u>
<b>Final Decision</b>	
The Council has included <del>this</del> site within the Site Allocations Development Plan Document <u>for mixed use development comprising a minimum of 150 dwellings, 1 hectare of employment land, community hall and an extension to the sports ground.-</u> <del>There have been no exceptional issues identified within the three stages of assessment. This site shall be part of a larger site, including site H199.</del>	

<b>H075 - Land South of Home Lane, Potton</b>							
Size (ha)	<u>5.31</u>						
Proposal	<u>120-160 dwellings, B1 employment units and community facilities</u>						
Description	<u>Located to the south east of Potton and to the East of Biggleswade Road. The site is former agricultural land now vacant</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>8%</u>	No	<u>71%</u>	Maybe	<u>21%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Access is inadequate</u></li> <li><u>Site is a valuable wildlife habitat</u></li> <li><u>Site is prone to flooding</u></li> <li><u>Site is too close to sewage works</u></li> <li><u>Negative visual impact</u></li> <li><u>Infrastructure in Potton cannot support the development</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>Adjacent to Potton – Green</u>						
Road Access	<u>Relatively close to B1042 and approximately 5.6km from A1 – Amber</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>19</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed</u>						

	<u>acceptable to progress to the next assessment stage.</u>
<b>ELR Stage 3</b>	
Score	<u>15</u>
Rank	<u>Joint 3<sup>rd</sup> out of 4 in Potton</u>
Conclusion	<u>Of the mixed use sites, H054 scored joint 2<sup>nd</sup> out of 3. Its score was slightly lower because of concerns over access and flooding.</u>
<b>Stage 4</b>	
Highways Authority	<u>No comments made</u>
Highways Agency	<u>No comments made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comments made</u>
Built Conservation	<u>Not especially constrained, other than the general impact on the wider setting of the conservation area</u>
Contaminated Land	<u>No comments made</u>
Internal Drainage Board	<u>No increase in flows to IDB watercourses will be permitted.</u>
Environmental Health	<u>RAG rating is amber – Sewer odour</u>
English Heritage	<u>No comments made</u>
Landscape	<u>Excessive scale. Site is a meadow and setting for woodland.</u>
Natural England	<u>A need to ensure the character and setting of the conservation area is not compromised</u>
Anglian Water	<u>RAG rating is red – Cordon Sanitare for sewage treatment works, sewer crossing site</u>
Conclusion	<u>The Stage 3 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u>
<b>Final Decision</b>	
<u>The housing assessment concluded that the site scores very well within the settlement and is of a size where community facilities can be provided on site. This site is also the most sustainably located mixed use proposal within Potton and can provide employment land as required by the Core Strategy. The Council has included this site within the Site Allocations Development Plan Document for mixed use development comprising a minimum of 150 dwellings, 1 hectare of employment land, community hall and an extension to the sports ground.</u>	

H089 - Jay Farm, Myers Road, Potton							
Size (ha)	7.29						
Proposal	216 dwellings, employment units and a cultural hub						
Description	Located to the north west of Potton and north of Myers Road. The site is currently grazing land for horses						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	55%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• The scale of the development is unsuitable for Potton</li> <li>• Development would extend the boundaries of the town</li> <li>• Negative visual impact</li> <li>• The site is too close to a gypsy site</li> <li>• The proposal includes many needed community facilities</li> <li>• The site offers employment</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	105						
Rank	<u>97</u> th ranked in settlement out of <u>2419</u>						
Conclusion	<p><u>Although</u> the site scored <del>reasonably</del> well within the settlement, <u>there are other sites within Potton that have scored higher and are considered to be more suitable for mixed use development.</u> <del>The site is in an unsustainable location; therefore</del> <u>For this reason</u> the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> <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						
<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**

There are other sites within Potton that have scored higher and are considered to be more suitable for mixed use development. For this reason The site has not been taken forward as part of the Site Allocations Development Plan Document.

<b>H089 - Jay Farm, Myers Road, Potton</b>							
Size (ha)	<u>7.29</u>						
Proposal	<u>216 dwellings, employment units and a cultural hub</u>						
Description	<u>Located to the north west of Potton and north of Myers Road. The site is currently grazing land for horses.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>25%</u>	No	<u>55%</u>	Maybe	<u>20%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Increase in road congestion</u></li> <li><u>The scale of the development is unsuitable for Potton</u></li> <li><u>Development would extend the boundaries of the town</u></li> <li><u>Negative visual impact</u></li> <li><u>The site is too close to a gypsy site</u></li> <li><u>The proposal includes many needed community facilities</u></li> <li><u>The site offers employment</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
<b>ELR Stage 2</b>							
PDL	<u>95% farmland, 5% farm buildings – Red</u>						
Accessibility to Housing	<u>Adjacent to Potton – Green</u>						
Road Access	<u>0.7km from B1042 – 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>45</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

<u>ELR Stage 3</u>	
Score	<u>17</u>
Rank	<u>2<sup>nd</sup> out of 4 in Potton</u>
Conclusion	<u>The site is the highest scoring of the three mixed-use sites promoted. However, the allocation of this site would set the precedent for development north of Everton Road and would significantly extend the settlement boundary northwards. This would appear to be less desirable for allocation.</u>
<u>Stage 4</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</u>
Conclusion	<u>Not applicable</u>
<u>Final Decision</u>	
<u>The site is the highest scoring of the three mixed-use sites promoted. However, the allocation of this site would set the precedent for development north of Everton Road and would significantly extend the settlement boundary northwards. The housing assessment concluded that although the site scored well within the settlement, there are other sites within Potton that have scored higher and are considered to be more suitable for mixed use development. For this reason the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H111 - 35 Mill Lane, Potton							
Size (ha)	0.04						
Proposal	1-2 dwellings						
Description	Located to the west of Potton and to the west of Mill Lane. The site is currently a private garden						
Issue & Options Consultations							
Consultation Responses	Yes	83%	No	17%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is outside of the settlement envelope</li> </ul>						
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 <u>of being too small to allocate</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access</u> <u>Highways Agency</u>	Not applicable						
<u>Highways Authority</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.							

H199 - Land at Biggleswade Road, Pottun Combined with H075							
Size (ha)	2.22						
Proposal	67 dwellings						
Description	Located to the south of Pottun and to the east of Biggleswade Road. The site is scrubland						
Issue & Options Consultations							
Consultation Responses	Yes	16%	No	68%	Maybe	16%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Loss of countryside</li> <li>• Negative visual impact <ul style="list-style-type: none"> <li>• Existing services cannot support this development</li> </ul> </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	118						
Rank	3rd ranked in settlement out of 21						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	none						
Conservation	none						
Contaminated Land	Mid risk						
Drainage	No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is amber — Sewer odour						
English Heritage	none						
Landscape	Excessive scale						
Natural England	none						
Water	RAG rating is red — Gordon Sanitare for sewage treatment works, sewer crossing site						
Conclusion	A few issues need to be taken into consideration when making a decision						
Final Decision							
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. This site shall be part of a larger site, including site H075.							

H237/H356 – Sutton Mill Road and Land to the South of 'The Paddocks', Potton							
Size (ha)	4.96 3.51						
Proposal	Residential – Number not specified						
Description	The site is located to the South West of Potton, <del>it is currently overgrown.</del> and is currently vacant						
Issue & Options Consultations							
Consultation Responses	H237	Yes	0%	No	74%	Maybe	26%
	H356	Yes	40%	No	40%	Maybe	20%
Consultation Comments	<ul style="list-style-type: none"> <li>Poor access</li> <li>Increase in road congestion</li> <li>The site is isolated from the rest of the settlement</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	113						
Rank	<del>6th</del> 4 <sup>th</sup> ranked in settlement out of 2219						
Conclusion	<u>This site scores well within the settlement and is large enough to allow for additional community benefits to be provided on site. For this reason the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u>						
Stage 3							
Highways Authority	Three possible access points						
Highways Agency	<u>No comments made</u>						
Environment Agency	<u>No site specific comments made</u>						
Archaeology	<u>No comments made</u>						
Built Conservation	<del>none</del> <u>No comments made</u>						
Contaminated Land	<del>None</del> <u>No comments made</u>						
Internal Drainage Board	<del>none</del> <u>No comments made</u>						
Environmental Health	RAG rating is green						
English Heritage	<del>none</del> <u>No comments made</u>						
Landscape	Provided the scale is respected, scope for development						
Natural England	<del>none</del> <u>No comments made</u>						
Anglian Water	RAG rating is amber – Infrastructure and treatment upgrades 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							
The Council has included the site within the Site Allocations Development Plan							

Document for residential development of 90 dwellings and allotment space. There have been no exceptional issues identified within the three stages of assessment. ~~This site shall be part of a larger site, including site H356.~~

H238 – Everton Road, Potton							
Size (ha)	0.77						
Proposal	Residential – Number not specified						
Description	The site is situated to the North West of Potton, around a number of proposed sites. The site is currently used as arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	22%	No	67%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor access</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	109						
Rank	<del>8<sup>th</sup></del> Joint 5 <sup>th</sup> ranked in settlement out of 2419						
Conclusion	<del>Although</del> the site scored <del>reasonably</del> well within the settlement, <u>there are other sites within Potton that have scored higher and are considered to be more suitable for residential development.</u> <del>The site is in an unsustainable location; therefore-</del> <u>For this reason</u> the site has not progressed to Stage 3.						
Stage 3							
Highways <u>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</u> 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.							

H239 – Deepdale, Potton							
Size (ha)	16.72						
Proposal	40 dwellings						
Description	The site, located far to the south-west of Potton, has previously been used as a gravel extraction quarry. The quarry is now exhausted and has been closed.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	90%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is outside of the main settlement, this will create urban sprawl issues</li> <li>• Facilities are not within walking distance of the site</li> <li>• Site could be contaminated</li> <li>• Existing amenities cannot support development</li> <li>• Poor access</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	17						
Rank	<del>21st</del> 19 <sup>th</sup> ranked in settlement out of <del>24</del> 19						
Conclusion	The site scored <u>very</u> poorly within the settlement. The site is in an unsustainable location <u>as it is detached from Potton.;</u> <del>therefore</del> <u>For these reasons</u> the site has not progressed to Stage 3.						
Stage 3							
Highways <u>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</u> 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.							

H266 - Land rear of Everton Road, Potton							
Size (ha)	1.31						
Proposal	39 dwellings						
Description	The site is situated to the North West of Potton, around a number of proposed sites. The site is currently used as arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	75%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Poor access</li> <li>• Poor public transport links</li> <li>• Local 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	144						
Rank	1st ranked in settlement out of <u>2419</u>						
Conclusion	<p>The site scores very highly within Potton. <del>The site is considered too small to allocate compared to the minimum of 150 dwellings required. The site has not progressed to Stage 3 as there are other larger sites within Potton that are also sustainably located but are able to provide community facilities on site. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3. Further housing is not required in Potton</del></p>						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H267 - Land rear of Everton Road, Potton							
Size (ha)	4.71						
Proposal	141 dwellings						
Description	The site is located to the North West of the settlement, behind a residential estate. The site is currently used for farming and what appear to be allotments.						
Issue & Options Consultations							
Consultation Responses	Yes	35%	No	65%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Scale of development is unsuitable for Potton</li> <li>• Existing amenities cannot support the development</li> <li>• Poor public transport links</li> <li>• Site has no provision for community facilities</li> <li>• Development would affect the used allotments</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	109						
Rank	<del>7<sup>th</sup></del> Joint 5 <sup>th</sup> ranked in settlement out of 2419						
Conclusion	<p><u>Although</u> the site scored <del>reasonably</del> well within the settlement <u>there are other sites within Potton that have scored higher and are considered to be more suitable locations for residential development. The site is in an unsustainable location; In addition, the allocation of this site would involve development on allotment land. For these reasons therefore</u> the site has not progressed to Stage 3.</p>						
Stage 3							
Highways <u>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</u> 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.

H290 - Land adj Westbury Homes Development, Old Bedford Road, Potton							
Size (ha)	1.89						
Proposal	Residential – Number not specified						
Description	The proposal is situated to the West of Potton, opposite a residential site. The site is currently used for propagation and the storing of trees on a commercial level.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	0%	No	75%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Development offers no community facilities</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	80						
Rank	<del>14th-12th</del> ranked score in settlement out of <del>2119</del>						
Conclusion	<del>Although the site scored reasonably well overall, when compared to other sites within Potton it is not a high scoring site. The site scored poorly within the settlement. The site is in an unsustainable location; . There are other sites within Potton that have scored higher and are considered to be more suitable for residential development. therefore For this reason the site has not progressed to Stage 3.</del>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<del>Not applicable</del>						
<u>Environment Agency</u>	<del>Not applicable</del>						
<u>Archaeology</u>	<del>Not applicable</del>						
<u>Built</u> 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.							

H296 - Land adj. 119 Everton Road, Potton							
Size (ha)	0.38						
Proposal	11 dwellings						
Description	The site is situated to the North West of Potton, around a number of proposed sites. The site is currently vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	36%	No	55%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> <li>Hazardous access</li> <li>Existing amenities cannot support 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	118						
Rank	<u>Joint</u> 2nd ranked in settlement out of <u>2419</u>						
Conclusion	<p>The site scores very highly within Potton. <del>The site is considered too small to allocate compared to the minimum of 150 dwellings required. The site has not progressed to Stage 3 as there are other larger sites within Potton that are also sustainably located but are able to provide community facilities on site. There are far more suitable sites in the area; Further housing is not required in Potton therefore the site has not progressed to Stage 3.</del></p>						
Stage 3							
Highways <u>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</u> 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.							

H297 - 6-8 Sutton Road, Potton							
Size (ha)	8.31						
Proposal	250 - 300 dwellings						
Description	<del>This site located</del> Land is predominantly used for agricultural purposes. The land contains a number of outbuildings.						
Issue & Options Consultations							
Consultation Responses	Yes	16%	No	81%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Poor access</li> <li>• Loss of green space</li> <li>• Small scale development would be appropriate to the size of the settlement</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	82						
Rank	<del>13th-11th</del> ranked score in settlement out of <del>2419</del>						
Conclusion	The site scored <del>poorly within the settlement</del> <u>reasonably well overall but there are other sites within Potton that have scored higher and are considered to be more suitable for residential development.</u> <del>The site is in an unsustainable location; therefore</del> <u>For this reason</u> the site has not progressed to Stage 3.						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H321 - Land to South of Sandy Road, Potton (behind & to side of Potton cemetery)							
Size (ha)	2.23						
Proposal	60 dwellings						
Description	The site is located to the South West of the settlement, close to the gravel quarry. The land is currently vacant.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Development would prevent the expansion of the cemetery</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	47						
Rank	<del>49th</del> 17th-ranked in settlement out of <del>2419</del>						
Conclusion	The site scored poorly within the settlement. The site is in an unsustainable location <u>as it is detached from Potton</u> ; therefore <u>For this reason</u> the site has not progressed to Stage 3.						
Stage 3							
Highways <u>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</u> 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.							

### H323 - The Everton Road Site, Everton Road, Potton

Size (ha)	2.17
Proposal	80 dwellings
Description	The plot is located to the North of the settlement, in a relatively detached location. The land has most recently been used to keep horses.

### Issue & Options Consultations

Consultation Responses (%)	Yes	0%	No	86%	Maybe	14%
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of countryside</li> <li>• Increase in road congestion</li> <li>• Site is located to far from amenities</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	59
Rank	<del>18th-16th</del> ranked in settlement out of <del>2219</del>
Conclusion	The site scored <del>reasonably well within the rural area</del> <u>poorly within the settlement</u> <u>The site is in an unsustainable location; and is less sustainably located than other sites within Potton.</u> <u>For this reason therefore</u> the site has not progressed to Stage 3.

### Stage 3

Highways <u>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</u> 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.

H325 – The Sheepwalk Site, rear of Sheepwalk Close, Bury Hill, Potton, Sandy							
Size (ha)	0.8 ha						
Proposal	12 – 16 dwellings						
Description	The site, located to the South East of Potton, appears to be used for arable farmland						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of agriculture land</li> <li>• Site is prone to flooding</li> <li>• Poor access</li> </ul>						
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 <del>these</del> <u>this</u> reasons the site has been discounted.						
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</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage	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.							

H326 – Land at Gamlingay Road, Potton							
Size (ha)	6.3 ha						
Proposal	Residential – Number not specified						
Description	The site, located to the north-western edge of Potton, is currently used for agricultural purposes.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is prone to flooding</li> <li>• Poor access</li> <li>• Existing amenities cannot support development</li> <li>• The site is outside of the settlement envelope</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	45						
Rank	<del>20th-18th</del> ranked in settlement out of <del>2419</del>						
Conclusion	The site scored poorly within the settlement. <del>The site is in an unsustainable location; There are other sites within Potton that are more sustainably located. For this reason therefore</del> the site has not progressed to Stage 3.						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<del>Not applicable</del>						
<u>Environment Agency</u>	<del>Not applicable</del>						
<u>Archaeology</u>	<del>Not applicable</del>						
<u>Built</u> Conservation	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</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.							

H354 – Land at 68 Biggleswade Road, Potton							
Size (ha)	4.18 ha						
Proposal	41 dwellings						
Description	The site is located to the South of the settlement, towards the very edge of Potton. The land is currently used for farming.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	71%	Maybe	29%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Good access to facilities</li> <li>• Increase in road congestion</li> <li>• Site will encourage urban sprawl</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	76						
Rank	<del>15th-13th</del> ranked in settlement out of <del>2419</del>						
Conclusion	<p><del>The site scored poorly within the settlement. Although the site scored reasonably well overall, when compared to other sites within Potton it is not a high scoring site. The site is in an unsustainable location; There are other sites within Potton that have scored higher and are considered to be more suitable for residential development. therefore For this reason</del> the site has not progressed to Stage 3.</p>						
Stage 3							
<del>Access</del> Highways Authority	Not applicable						
<del>Highways Agency</del>	<del>Not applicable</del>						
<del>Environment Agency</del>	<del>Not applicable</del>						
<del>Archaeology</del>	<del>Not applicable</del>						
<del>Built</del> Conservation	Not applicable						
Contaminated Land	Not applicable						
<del>Internal</del> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<del>Anglian</del> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
<p><del>Site allocated as part of the rural SA DPD. The site has not been taken forward as part of the Site Allocations Development Plan Document.</del></p>							

<b>H356 — Land to the South of 'The Paddocks', Petton Combined with H237</b>							
Size (ha)	1.55 ha						
Proposal	Residential — Number not specified						
Description	The land is located to the South of the settlement, behind a residential estate. The land is currently vacant.						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	40%	No	40%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor access</li> </ul>						
<b>Stage 1</b>							
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.						
<b>Stage 2</b>							
Score	113						
Rank	5th ranked in settlement out of 22						
Conclusion	Nothing to prevent progression to stage 3						
<b>Stage 3</b>							
Access	Three possible access points						
Conservation	none						
Contaminated Land	none						
Drainage	none						
Environmental Health	RAG rating is green						
English Heritage	none						
Landscape	Provided the scale is respected, scope for development						
Natural England	none						
Water	RAG rating is amber — Infrastructure and treatment upgrades 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.						
<b>Final Decision</b>							
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. This site shall be part of a larger site, including site H237.							

H358 – Land adjacent to Westbury Homes Development, Bedford Road, Potton							
Size (ha)	3.5 ha						
Proposal	Residential – Number not specified						
Description	The proposal is situated to the West of Potton, opposite a residential site. The site is currently used for propagation and the storing of trees on a commercial level.						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	75%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is outside of the settlement envelope</li> <li>• No road access</li> <li>• Loss of agriculture land</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	83						
Rank	<del>12th</del> <u>10th</u> ranked score in settlement out of <u>2419</u>						
Conclusion	The site scored <del>poorly within the settlement.</del> <u>Reasonably well overall but there are other sites within Potton that have scored higher and are considered to be more suitable for residential development. The site is in an unsustainable location; therefore</u> <u>For this reason</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage <u>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.

**E80 - Land to South of Sandy Road, Potton (behind & to side of Potton cemetery)**

Size (ha)	<u>2.0</u>
Proposal	<u>Haulage yard; 20 jobs</u>
Description	<u>Located to the west of Potton and to the south of Sandy Road. The site is vacant.</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>20%</u>	No	<u>40%</u>	Maybe	<u>40%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Site is suitable as long as it is screened</u></li> <li><u>Development will prevent future expansion of the cemetery</u></li> <li><u>Increase in road congestion</u></li> <li><u>Type of employment would not benefit Potton</u></li> </ul>					

**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 <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>						

**ELR Stage 2**

PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>0.4km from Potton - Amber</u>						
Road Access	<u>Adjacent B1042 approximately 4.7km 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>1</u>		
Rank	<u>54<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>						

**ELR Stage 3**

Score	<u>18</u>
Rank	<u>1<sup>st</sup> out of 4 in Potton</u>
Conclusion	<u>The site is being promoted for a haulage yard. This suggests limited potential of this site to deliver a range of B-class</u>

	<u>development. For these reasons allocating a mixed use site is seen as a suitable alternative and therefore the site has not progressed to the next stage.</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 has not been taken forward as part of the Site Allocations Development Plan Document</u>	