

## **Shefford Sites Summary**

Following the call for sites, 15 sites were promoted for development within the settlement of Shefford. The proposals included 14 residential sites and 1 mixed use site. Those sites within the Parish of Clifton, but which are extensions to the settlement of Shefford, have been assessed as Shefford proposals.

Three sites (H213, H306 and H309) were eliminated at the Stage 1 round as some of the land fell within Flood Zones 2/3 and the remaining land would mean the sites were not large enough to accommodate 4 dwellings or more.

Although, some of the sites that progressed to Stage 3 did not obtain the highest Stage 2 scores they still performed very well. Those sites which scored the highest overall (H141, H302, H235) were not large enough to accommodate the number of dwellings and employment land required for Shefford. In addition, site H163 which scored third highest is already subject to saved Local Plan Policy H08(19). This site has planning permission for 59 commitments and therefore will not count towards the total allocations required to be met through the Site Allocations DPD.

The Council's Employment Land Review (ELR) concluded that site E40 is a small existing site with a narrow access road which is somewhat remote from the Shefford urban area, and as a result scores much more poorly than the alternative site E43.

Sites H055 and H019/H171/E43 are able to provide other benefits including employment land and a significant expansion to existing open space. It was considered that these benefits rendered sites H055 and H019/H171/E43 more suitable options for development and have been recommended for allocation under Policies HA10 and MA6 respectively.

The allocations will provide for a minimum of 249 dwellings and 2 hectares of employment land and key community infrastructure and facilities in accordance with the Core Strategy. No additional sites within Shefford are therefore required.

H019 - Bridge Farm (and adjoining land), Ivel Road, Shefford							
Size (ha)	5.02						
Proposal	170 dwellings						
Description	Located to the south of Shefford <del>located</del> on the road leading to Gravenhurst. The site <u>is</u> currently <u>agricultural land and occupied by one dwelling.</u> <del>has one dwelling and agricultural land</del>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>9%</u>	No	<u>82%</u>	Maybe	<u>9%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Sewage system is at capacity</li> <li>• Schools and health care provision at capacity</li> <li>• Negative visual impact</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	85						
Rank	<u>Joint</u> 6th ranked score in settlement out of 1 <u>24</u>						
Conclusion	<u>This site scored reasonably well within the Settlement. If the proposals for H019 are combined with those for H171, this site could provide a mixed use scheme which could deliver the 2ha employment requirement in Shefford. For these reasons the site progressed to Stage 3. Nothing to prevent progression to stage 3</u>						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	<del>none</del> <u>No comments made</u>						
<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 Conservation</u>	<del>none</del> <u>No comments made</u>						
<u>Contaminated Land</u>	<del>none</del> <u>No comments made</u>						
<u>Internal Drainage Board</u>	Downstream watercourses in IDB district overloaded.						
<u>Environmental Health</u>	RAG rating is green						
<u>English Heritage</u>	<del>None</del> <u>No comments made</u>						
<u>Landscape</u>	Existing planting should be extended.						
<u>Natural England</u>	<del>None</del> <u>No comments made</u>						
<u>Anglian Water</u>	RAG rating is red – Foul sewerage network capacity reached						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal <u>that cannot be overcome</u> . 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. The proposals for H019 and H171 have been combined to provide a minimum of 70 dwellings and 2 ha of employment land. There have been no exceptional issues identified within the three stages of assessment.

H055 - Land off Stanford Road, Shefford							
Size (ha)	8.31 <u>(gross site area)</u> 3.16 <u>(net site area)</u>						
Proposal	200 dwellings, public open space and a community hall						
Description	Located to the east of Shefford south of the B658. The site is currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	15 %	No	85 %	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Sewage system is at capacity</li> <li>• Schools and health care provision at capacity</li> <li>• Negative visual impact</li> <li>• Site is near the River Ivel, there is an associated flood risk</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	92						
Rank	5th ranked in settlement out of 124						
Conclusion	<u>This site scores well within the settlement and is large enough to allow for additional community benefits to be provided on site. The net developable area of this site is 3.16 hectares, however, an additional 5.15 hectares to the south is proposed for a nature reserve and extension to the Millennium Green. For this reason the site has progressed to Stage 3. Nothing to prevent progression to stage 3</u>						
Stage 3							
<u>Access Highways Authority</u>	Acceptable access. A roundabout, adjoining with the opposite housing estate, would be welcomed						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comment made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	<u>none No comment made</u>						
Contaminated Land	<u>Low risk - Adj. mill, pond and race - possible infill and industrial contaminants.</u>						
<u>Internal Drainage Board</u>	<u>Adjacent to main river and Flood Zone 3. Flood Risk Assessment required</u>						
Environmental Health	<u>Slight restrictions due to proximity to public house Rag rating Green - road traffic will require careful consideration</u>						
English Heritage	<u>none No comment made</u>						

Landscape	Unsuitable – <del>F</del> forms part of <u>a gateway to Shefford</u> and important for <u>Green I</u> nfrastructure
Natural England	<del>none</del> <u>No comment made</u>
<u>Anglian</u> Water	RAG rating is red — <u>Major constraint for F</u> oul sewerage network capacity, <u>the water supply network would require upgrading.</u> <del>reached</del>
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> <del>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.</del>
<b>Final Decision</b>	
<u>The Council has included the site within the Site Allocations Development Plan Document for residential development of 120 dwellings, nature reserve and extension to the Millennium Green. There have been no exceptional issues identified within the three stages of assessment.</u> <del>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.</del>	

H141 - Land rear of 128-136 Ampthill Road, Shefford							
Size (ha)	0.4						
Proposal	13 dwellings						
Description	Located to the west of Shefford and to the north of Ampthill Road. The site is currently private gardens						
Issue & Options Consultations							
Consultation Responses	Yes	<u>18</u> %	No	<u>73</u> %	Maybe	<u>9</u> %	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is prone to flooding</li> <li>• Increase in road congestion</li> <li>• Additional pressure on schools and health services</li> <li>• Site would be suitable if flooding issues are addressed</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	163						
Rank	1st ranked in settlement out of 1 <u>24</u>						
Conclusion	<p>The site scores very highly within Shefford. <del>The site is considered too small to allocate compared to the minimum of 150 dwellings required.</del> <u>The site has not progressed to Stage 3 as there are other larger sites within Shefford that are also sustainably located but are able to provide community facilities and employment provision 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 Shefford.</u></p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							

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

H162 - Land West of Hitchin Road, Shefford							
Size (ha)	10.84						
Proposal	320 dwellings, employment provision and community facilities						
Description	Located to the south east of Shefford to the east of Hitchin Road. The site is <del>currently</del> partly used as a haulage business and as agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	<u>13%</u>	No	<u>77%</u>	Maybe	<u>10%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• Poor access</li> <li>• Demolition of dwellings to gain access</li> <li>• Increase in road congestion</li> <li>• Capacity reached in local schools and GP surgery</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	65						
Rank	<u>124</u> th ranked in settlement out of <u>124</u>						
Conclusion	The site scored poorly within the settlement. <del>The site is in an unsustainable location;</del> <u>There are other sites within Shefford that are more sustainably located. For this reason</u> <del>therefore</del> the site has not progressed to Stage 3.						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H163 - Shefford Town Football Club, Ivel Road, Shefford							
Size (ha)	1.39						
Proposal	52 dwellings						
Description	Located to the south of Shefford and to the west of Ivel Road. The site is a vacant football ground						
Issue & Options Consultations							
Consultation Responses	Yes	<u>43.8%</u>	No	<u>43.8%</u>	Maybe	<u>12.5%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is prone to flooding</li> <li>• Increase in road congestion</li> <li>• Schools and health care provision at capacity</li> <li>• Site would be viable if an alternative football pitch is found</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 124						
Conclusion	<del>Site already granted planning permission. This site was allocated in the Local Plan for housing development. Planning permission has since been granted for 59 dwellings. For this reason the site has not progressed to Stage 3.</del>						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
<del>Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document. This site is already allocated under the Local Plan and has planning permission for 59 dwellings. Although not allocated within the Site Allocations DPD, these 59 dwellings will count towards the total dwellings required to be provided.</del>							

H171/E43 - Bridge Farm, Shefford							
Size (ha)	8.7						
Proposal	267 dwellings and B1 employment use						
Description	Located to the south of Shefford and to the east of Shefford Road. The site has farm buildings and agricultural land						
Issue & Options Consultations							
Consultation Responses	Yes	<u>7%</u>	No	<u>89%</u>	Maybe	<u>4%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Poor location for employment use</li> <li>• Shortage of school and doctor places</li> <li>• Inadequate sewage system</li> <li>• Negative impact on neighbours</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	85						
Rank	<u>Joint</u> 6th ranked score in settlement out of 1 <u>24</u>						
Conclusion	<p>The site scores reasonably well within Shefford. The site is considered too large an extension of Shefford. <del>There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</del> <u>If the proposals for H171/E43 are combined with H019 this site could provide a smaller mixed use scheme which could deliver the 2ha employment requirement in Shefford. For this reason the site has progressed to Stage 3.</u></p>						
Stage 3							
<u>Access Highways Authority</u>	<u>No comments made</u> <del>Not applicable</del>						
<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 Conservation</u>	<u>No comments made</u> <del>Not applicable</del>						
<u>Contaminated Land</u>	<u>No comments made</u> <del>Not applicable</del>						
<u>Internal Drainage Board</u>	<u>Downstream watercourses in IDB district overloaded.</u> <del>Not applicable</del>						
<u>Environmental Health</u>	<u>RAG rating is green</u> <del>Not applicable</del>						
<u>English Heritage</u>	<u>No comments made</u> <del>Not applicable</del>						
<u>Landscape</u>	<u>Existing planting should be extended.</u> <del>Not applicable</del>						

Natural England	No comments madeNot applicable
Anglia Water	RAG rating is red – Foul sewerage network capacity reachedNot applicable
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal that cannot be overcome. For these reasons the proposal is acceptable for the Site Allocations DPD.Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment. The Employment Land Review Stage 3 concludes that the site scores highly and is the only significant site that meets the Core Strategy requirement for employment allocations in Shefford. For these reasons the Council has included the site within the Site Allocations Development Plan Document. The proposals for H019 and H171/E43 have been combined to provide a minimum of 70 dwellings and 2 ha of employment land.	

<b>H171/E43 - Bridge Farm, Shefford</b>							
Size (ha)	<u>8.7</u>						
Proposal	<u>267 dwellings and B1 employment use</u>						
Description	<u>Located to the south of Shefford and to the east of Shefford Road. The site has farm buildings and agricultural land.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>7%</u>	No	<u>89%</u>	Maybe	<u>4%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Increase in road congestion</u></li> <li><u>Poor location for employment use</u></li> <li><u>Shortage of school and doctor places</u></li> <li><u>Inadequate sewage system</u></li> <li><u>Negative impact on neighbours</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>Located immediately adjacent to Shefford – Green</u>						
Road Access	<u>Located adjacent to A507 – Green</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>46</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>22</u>						

Rank	1 <sup>st</sup> out of 2
Conclusion	<u>This site scores well, is located on the edge of Shefford and could accommodate a significant employment allocation in a high profile location adjacent to the A507. However, this does depend on the sites suitability for housing and being allocated as an urban extension.</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>No comments made</u>
Contaminated Land	<u>No comments made</u>
Internal Drainage Board	<u>Downstream watercourses in IDB district overloaded.</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>No comments made</u>
Landscape	<u>Existing planting should be extended.</u>
Natural England	<u>No comments made</u>
Anglian Water	<u>RAG rating is red – Foul sewerage network capacity reached</u>
Conclusion	<u>The Stage 3 assessment has not identified any exceptional issues with the proposal that cannot be overcome. For these reasons the proposal is acceptable for the Site Allocations DPD.</u>
<b>Final Decision</b>	
<u>This site scores highly and is the only significant site that meets the Core Strategy requirement for employment allocations in Shefford. The housing assessment concluded that the site is considered too large an extension of Shefford. The combination of H171/E43 and H019 provides a smaller mixed use scheme which could deliver the 2ha employment requirement in Shefford. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

<b>H213 - Land rear of 5 Mayfields, Shefford</b>							
Size (ha)	0.25						
Proposal	3-5 dwellings						
Description	Located in the centre of Shefford and to the east of Mayfields. The site is a private garden						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>9%</u>	No	<u>90%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>Concerns regarding flooding</li> <li>Poor vehicle access</li> </ul>						
<b>Stage 1</b>							
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.						
<b>Stage 2</b>							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
<b>Stage 3</b>							
<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						
<b>Final Decision</b>							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H222 - Land to the East of Hitchin Road, Shefford							
Size (ha)	3.35						
Proposal	100 dwellings						
Description	Located to the south east of Shefford and to the east of Hitchin Road. The site is currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	87%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Infrastructure in Clifton could not sustain this development</li> <li>• Development will erode the gap between Clifton and Shefford</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	69						
Rank	9th ranked in the settlement out of 124						
Conclusion	The site scored poorly within the settlement <u>and is somewhat detached from the rest of Shefford. The site is considered to be less sustainably located than other sites within the town and The site is in an unsustainable location;</u> therefore <u>the site it</u> has not progressed to Stage 3.						
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.							

H235 – Land off Shefford Road, Clifton ( <u>Shefford Settlement</u> )							
Size (ha)	1.62						
Proposal	50 dwellings						
Description	This site is <u>within the parish of Clifton but located on the East of Shefford (or West of Clifton), just past the parish boundary is adjacent to the built up area of Shefford.</u> -The land is currently used for grazing.						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	87%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> <li>Contaminated land from RAF Henlow</li> <li>Increase in road congestion</li> <li>Site flooding</li> <li>Limited new places in local schools and with the GP</li> <li>Lack of local shopping 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	109						
Rank	4th ranked in settlement out of 1 <u>24</u>						
Conclusion	The site scored reasonably well within the <u>areasettlement</u> . The site is in Clifton Parish, but <u>closely associated with adjacent to the built up area of</u> Shefford. <u>There are more suitable sites in the Shefford area; The site has not progressed to Stage 3 as there are other larger sites within Shefford that are also sustainably located but are able to provide community facilities and employment provision on site, therefore the site has not progressed to Stage 3. Further housing is not required in Shefford.</u>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						

Anglian Water	Not applicable
Conclusion	Not applicable
<b>Final Decision</b>	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H287 - Land to the North West of Shefford							
Size (ha)	12.75						
Proposal	500 dwellings						
Description	The site, located to the north-west of Shefford, is predominantly used for agricultural purposes. The land is reasonably flat, although it is bordered by hills to the north.						
Issue & Options Consultations							
Consultation Responses	Yes	<u>22%</u>	No	<u>65%</u>	Maybe	<u>13%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• Loss of countryside</li> <li>• Sewage system at capacity</li> <li>• Schools and GP surgery are at capacity</li> <li>• Development is suitable providing infrastructure issues are addressed</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	66						
Rank	110th ranked score in settlement out of 124						
Conclusion	The site scored poorly <u>in relation to others</u> within the settlement. <u>It is less sustainably located than other sites within Shefford. For this reason the site has not progressed to Stage 3. The site is in an unsustainable location; therefore the site has not progressed to Stage 3.</u>						
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.							

H298 - Land East of Hitchin Road, Shefford							
Size (ha)	15.9						
Proposal	230 - 266 dwellings						
Description	This site located next to the proposal H222 to the South East of Shefford. The land is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	94%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Infrastructure, services and facilities in Clifton could not sustain this development</li> <li>• Increase in road congestion</li> <li>• Scale of development is out of character with Clifton</li> <li>• Development will erode the gap between Clifton and Shefford</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	<u>Yes Partly</u>	Biological or Geological Importance			No
Conclusion	<p><del>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</del></p>						
Stage 2							
Score	<del>Not applicable</del> 67						
Rank	<del>Not applicable</del> 10 <sup>th</sup> ranked in the settlement out of 12						
Conclusion	<p><del>Not applicable. The site scored poorly within the settlement and is somewhat detached from the rest of Shefford. The site is considered to be less sustainably located than other sites within the town and therefore it has not progressed to Stage 3.</del></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.

H302 - Land rear of 196 Shefford Road, Clifton							
Size (ha)	0.21						
Proposal	4 dwellings						
Description	This site is on the edge of Shefford, <del>where Clifton and Shefford join</del> but in the parish of Clifton. The site is currently used as residential gardens.						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	74%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Infrastructure, services and facilities in Clifton could not sustain this development</li> <li>• Increase in road congestion</li> <li>• Scale of development is out of character with Clifton</li> <li>• Site adjoins a floodplain</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	158						
Rank	2nd ranked in settlement out of 124						
Conclusion	The site scored <del>reasonably</del> well within the <del>area settlement</del> . <del>As the site is in the settlement of Shefford, but within Clifton Parish, the site is considered within Shefford. The site has not progressed to Stage 3 as there are other larger sites within Shefford that are also sustainably located but are able to provide community facilities and employment provision on site. Further housing is not required in Shefford. The site is in an unsustainable location; therefore the site has not progressed to Stage 3.</del>						
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.	

H306 - Land rear of 62 Amphill Road, Shefford							
Size (ha)	0.92						
Proposal	17 dwellings						
Description	This site is located on the West of Shefford, behind a row of housing.						
Issue & Options Consultations							
Consultation Responses	Yes	<u>25%</u>	No	<u>75%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <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	<del>No</del> Yes
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	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
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 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.							

<b>H309 - Garden of 52A Ivel Road, Shefford</b>							
Size (ha)	0.25						
Proposal	4 dwellings						
Description	This site is located just south of the town centre of Shefford. The land is comprised of a dwelling and its associated garden.						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>8.3%</u>	No	<u>75%</u>	Maybe	<u>16.7%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is located in the floodplain</li> <li>• Increase in road congestion</li> <li>• Development will increase strain on existing services</li> </ul>						
<b>Stage 1</b>							
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.						
<b>Stage 2</b>							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
<b>Stage 3</b>							
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						
<b>Final Decision</b>							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H351 – Land at Pedley Lane, Clifton							
Size (ha)	1.68 ha						
Proposal	60 dwellings						
Description	<del>This site is on the edge of Shefford, where Clifton and Shefford join.</del> <u>This site is on the edge of Shefford but in the parish of Clifton.</u> The land is currently used for farming.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	86%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Development will erode the gap between Clifton and Shefford</li> <li>• Increase in road congestion</li> <li>• Detrimental impact on services/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	79						
Rank	8th ranked in settlement out of 124						
Conclusion	The site scored reasonably well within the <u>settlement area</u> . The site is in Clifton Parish, but closely related to Shefford. There are other sites <u>within the settlement that are more sustainably located in more suitable locations; therefore</u> <u>For this reason</u> the site has not progressed to Stage 3.						
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						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

<b>E40 - Wren Park, Hitchin Road, Shefford</b>							
Size (ha)	<u>1.1</u>						
Proposal	<u>B1 Business and B8 Storage or Distribution: number of jobs unknown</u>						
Description	<u>Located to the south east of Shefford and to the west of Hitchin Road. The site is vacant</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>38%</u>	No	<u>52%</u>	Maybe	<u>10%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Negative impact on the wildlife/environment</u></li> <li><u>Negative impact on adjacent nursing home</u></li> <li><u>Increase in road congestion</u></li> <li><u>Site already has commercial activities</u></li> </ul>						
<b>ELR Stage 1</b>							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
<b>ELR Stage 2</b>							
PDL	<u>50% developed for farm buildings – Amber</u>						
Accessibility to Housing	<u>0.8km from Shefford - Red</u>						
Road Access	<u>Situated adjacent to the A600 and A507 - Green</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>15<sup>th</sup></u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
<b>ELR Stage 3</b>							
Score	<u>17</u>						
Rank	<u>2<sup>nd</sup> rank out of 2 in Shefford</u>						
Conclusion	<u>The site was the lowest scoring within Shefford. The site is a small existing site with a narrow access road which is</u>						

	<u>somewhat remote from the Shefford urban area, and as a result scores much more poorly. It is considered that H171 is a more suitable alternative, the site has therefore not progressed beyond this 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>	