

Silsoe Sites Summary

Following the call for sites, 10 sites were promoted for development within the settlement of Silsoe. The proposals included 7 residential sites, 1 mixed use site and 2 employment sites.

One site (H120) was eliminated at Stage 1 as it delivered less than four dwellings. The remaining 7 sites proceeded to Stage 2.

Site H106 is the former Cranfield University Campus, which is a vacant Brownfield site. The site is identified in the Core Strategy for mixed use re-development, and has since been granted planning permission for 380 dwellings of which 35% are affordable, B1 Office space and new community facilities. As the number of homes and amount of employment land has not previously been incorporated into the housing and employment commitments, the site has been allocated within the DPD under Policy MA9.

Silsoe is classified as a Large Village in the Settlement Hierarchy, and would not normally be a location to accommodate significant new development. However, a higher level of new services and facilities are being delivered through site H106 than would normally be expected.

Due to the scale of development already coming forward additional development within Silsoe is not required. For this reason the remaining sites were not taken forward for further assessment.

H033 - Land rear of The Maples, Amphill Road, Silsoe							
Size (ha)	0.82						
Proposal	6 dwellings						
Description	Located to the west of the settlement and north of the former U University site and is currently used as a paddock.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	76%	Maybe	16%	
Consultation Comments	<ul style="list-style-type: none"> • Too much development is taking place in Silsoe, in respect to the University Campus development which is putting pressure on existing limited amenities • Loss of green spaces 						
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	43						
Rank	5th ranked score in settlement out of 7						
Conclusion	Even though the site scored reasonably well within the Rural Area <u>the Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward, there were higher scoring sites within the Settlement. For this reason the site was not taken forward.</u>						
Stage 3							
Access <u>Highways Authority</u>	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.

H043 - Land r/o 16-36 Newbury Lane, Silsoe							
Size (ha)	1.2						
Proposal	30 dwellings						
Description	Located to the north of Silsoe and to the west of Apple Tree Close, the site is currently grassland behind housing off Newbury Lane.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	84%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> • Too much development is taking place in Silsoe, in respect to the University Campus development which is putting pressure on existing limited amenities • Scale of development is unsuitable to the size of Silsoe • The site is green field, development should be restricted to brown field sites • Poor access 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	55						
Rank	3rd ranked score in settlement out of 7						
Conclusion	<p>Even though the site scored reasonably well within the rRural aArea, <u>the Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward. there were more suitable sites within the Settlement. For this reason the site was not taken forward.</u></p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						

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.	

H106 - Carnfield-Cranfield University Campus, Silsoe							
Size (ha)	24.7						
Proposal	375-500 dwellings and B1 employment use						
Description	Located to the south of Silsoe and to the south of West End Road. The site is a the former vacant university campus of Cranfield University, <u>which is now vacant.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	19.4%	No	61.3%	Maybe	19.4%	
Consultation Comments	<ul style="list-style-type: none"> • Too much development in the settlement already • Size of development is unsuitable for the village • Increase in road congestion • Site will provided much needed affordable housing 						
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	59						
Rank	2nd ranked in settlement out of 7						
Conclusion	<p>This site scores reasonably well within the rural area and is identified in the Core Strategy for mixed-use redevelopment. The site has already been granted planning permission <u>for 380 dwellings, B1 Office space and new community facilities.</u> <u>The number of homes and amount of employment land has not previously been incorporated into the housing and employment commitments. Allocation is therefore necessary. A stage 3 assessment is not necessary as the principle of development has been tested through the planning application process.</u></p>						
Stage 3							
Access 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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

~~The site~~ has been granted planning permission and the number of homes and amount of employment land has not been incorporated into existing commitments. ~~and This site is~~ therefore allocated as part of the Site Allocations Development Plan Document to be developed in accordance with its planning permission.

H106 - Cranfield University Campus, Silsoe							
Size (ha)	<u>24.7</u>						
Proposal	<u>375-500 dwellings and B1 employment use</u>						
Description	<u>Located to the south of Silsoe and to the south of West End Road. The site is the former campus of Cranfield University, which is now vacant.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>19.4%</u>	No	<u>61.3%</u>	Maybe	<u>19.4%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Too much development in the settlement already</u> <u>Size of development is unsuitable for the village</u> <u>Increase in road congestion</u> <u>Site will provide much needed affordable housing</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Partially developed as the University, remainder of the site is Greenfield – Amber</u>						
Accessibility to Housing	<u>Adjacent to Silsoe – Green</u>						
Road Access	<u>0.2km from A1 and has direct access – Amber</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>Y (part of site)</u>	
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>35</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>23</u>
Rank	<u>1st out of 3 sites in Silsoe</u>
Conclusion	<u>The site provides a major mixed-use redevelopment opportunity, adjacent to the A6 and close to the roundabout which offers good strategic road access. There is potential for an employment area to be appropriately masterplanned into the development, although it is unclear what quantum is proposed as part of the scheme.</u> <u>A detailed Stage 4 assessment is not necessary as the principle of development has been tested through the planning application process.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>This site is identified in the Core Strategy for mixed-use redevelopment. The site has been granted planning permission for 380 dwellings, B1 Office space and new community facilities. The number of homes and amount of employment land has not previously been incorporated into the housing and employment commitments. This site is therefore allocated as part of the Site Allocations Development Plan Document to be developed in accordance with its planning permission.</u>	

H120 - Land at Barton Road, Silsoe							
Size (ha)	0.1						
Proposal	1-2 dwellings						
Description	Located to the south of Silsoe and to the west of the A6. The site is currently vacant						
Issue & Options Consultations							
Consultation Responses	Yes	18%	No	76%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> • Village has already received its share of development • Negative visual impact • Site is outside of the settlement envelope 						
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 providing less than 4 dwellings</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> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H179 - Land East of High Street, Silsoe							
Size (ha)	3.34						
Proposal	50 dwellings and a village hall						
Description	Located to the north east of Silsoe and to the east of the High Street. The the site is currently agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	10.5%	No	79%	Maybe	10.5%	
Consultation Comments	<ul style="list-style-type: none"> • Currently development plans (e.g. campus re-development) should preclude further development • Development should not occur on Greenfield sites • Silsoe has no need for a new village hall 						
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	4th ranked in settlement out of 7						
Conclusion	Even though the site scored reasonably well within the r Rural Area, <u>the Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward, there were higher scoring sites within the Settlement. For this reason the site was not taken forward.</u>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
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.

H220 - Land at Newbury Farm, Amphill Road, Silsoe							
Size (ha)	5.8						
Proposal	170 dwellings						
Description	Located to the north west of Silsoe and to the east of Amphill Road. The the site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	93%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> • Poor access • Increase in road congestion • Village has had too much development already • Existing amenities cannot support the development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	24						
Rank	6th ranked in settlement out of 7						
Conclusion	<p>The site scored poorly within the Rural Area. The Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
Access 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						
An lian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

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

H284 - Research Estate, Wrest Park, Silsoe							
Size (ha)	11.05						
Proposal	Retirement village						
Description	This site is a relatively detached location to the East of Silsoe, based opposite Wrest Park. Wrest Park is an area of significant historical interest, containing many listed buildings and ancient monuments. The site has been vacant for 10 years, its most previous use being a research facility. The land also includes land for agricultural storage and a Tractor Test Bed.						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	73%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Too much development in the village already • Site is unsuitable for intended use • Negative effects to Wrest Park • Site is located in a conservation area 						
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	-5						
Rank	7th ranked score in settlement out of 7						
Conclusion	<p><u>The site scored very poorly within the Rural Area. The Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward.</u> The site scored very poorly within the rural area. For this reason the site was not taken forward.</p>						
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
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H286 - Land adjacent to Silsoe Village Silsoe							
Size (ha)	4.87						
Proposal	Residential – Number not specified						
Description	This site is situated to the East of Silsoe, just to the West of the A6. There are two sites, one to the North and one to the South. The site to the North is comprised of residential land, <u>and</u> the rest of the site is arable.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	93%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative effect on Wrest Park • There has been too much development in Silsoe already 						
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	67						
Rank	1st ranked in settlement out of 7						
Conclusion	Even though the site scored reasonably well within the <u>Rural Area</u> , the Core Strategy identifies that the university campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward.						
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.

E21 - Agricultural Land to the West of the A6, Silsoe							
Size (ha)	<u>6.29</u>						
Proposal	<u>B1 Business; number of jobs not known</u>						
Description	<u>Located to the south of Silsoe and to the west of the A6. The site is currently used for agriculture</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>5%</u>	No	<u>90%</u>	Maybe	<u>5%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</u> <u>Too much development in the village already</u> <u>Development will alter the character of the village</u> <u>Increase in road congestion</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>	<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>Adjacent Silsoe - Green</u>						
Road Access	<u>Adjacent A6 - 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>Part of Historic Parks and Gardens designation - Amber</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>49th</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>21</u>						
Rank	<u>2nd rank out of 3 in Silsoe</u>						
Conclusion	<u>The site scored reasonably well within Silsoe. The proposal has the potential to be a reasonably high profile employment location, adjacent to the A6 dual carriageway. However, it</u>						

	<u>would need a new access and the long, narrow shape of the site is not ideal for high quality development. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E86 - Land adj. to Taymer Nursing Home, Barton Road, Silsoe							
Size (ha)	<u>0.9</u>						
Proposal	<u>Light Industrial and Office uses; 250 jobs</u>						
Description	<u>Located to the south of Silsoe and to the west of Barton Road. The site is overgrown vegetation</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>7%</u>	No	<u>86%</u>	Maybe	<u>7%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Existing employment sites aren't full (e.g. Doolittle Mill) so therefore its unnecessary to develop more</u> <u>Other brownfield sites are better suited for development</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Greenfield/ woodland - Red</u>						
Accessibility to Housing	<u>Approximately 0.6km from Silsoe - Red</u>						
Road Access	<u>Less than 0.1km from A6 - 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>43rd</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>20</u>						
Rank	<u>2nd rank out of 3 in Silsoe</u>						
Conclusion	<u>The site scored reasonably well within Silsoe. The proposal scores lower due to its lower profile location away from the A6</u>						

	<u>and proximity to a residential care home. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	