

E49 - Rowney Warren Wood, Southill							
Size (ha)	<u>112.96</u>						
Proposal	<u>A1 Shops and A3 Restaurants or Cafes: number of jobs unknown</u>						
Description	<u>Located to the north of Chicksands and south of the A600. The site is woodland</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>19%</u>	No	<u>67%</u>	Maybe	<u>14%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Negative impacts on environment and loss of woodland and wildlife</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>	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>Comprises entirely woodland - Red</u>						
Accessibility to Housing	<u>1.3km from outskirts of Shefford - Red</u>						
Road Access	<u>Situated adjacent to the A600 - Amber</u>						
Availability	<u>Being promoted for visitor centre - Amber</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>Designated County Wildlife Sites (CWS) by Bedfordshire County Council - Amber</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>3</u>		
Rank	<u>75th</u>						
Conclusion	<u>While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3.</u>						
ELR Stage 3							
Score	<u>No applicable</u>						
Rank	<u>No applicable</u>						
Conclusion	<u>No applicable</u>						

Stage 4	
Highways Authority	No applicable
Highways Agency	No applicable
Environment Agency	No applicable
Archaeology	No applicable
Built Conservation	No applicable
Contaminated Land	No applicable
Internal Drainage Board	No applicable
Environmental Health	No applicable
English Heritage	No applicable
Landscape	No applicable
Natural England	No applicable
Anglian Water	No applicable
Conclusion	No applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	