

H047 - Land off Mayfield Crescent, Lower Stondon							
Size (ha)	2.24						
Proposal	45-50 dwellings						
Description	Located to the south of Stondon and south of the Shillington Road. It is currently agricultural land						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Existing poor infrastructure could not cope with new developments 						
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	28						
Rank	10th ranked score in settlement out of 11						
Conclusion	<p>The site scored reasonably <u>did not score particularly</u> well within the Rural Area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u></p>						
Stage 3							
<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						
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>Anglia</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.							

H079 - Land at the rear of Station Road and Bedford Road, Lower Stondon							
Size (ha)	4.07						
Proposal	90-110 dwellings, B1 employment units, community buildings and open space.						
Description	Located to the east of Lower Stondon and to the south of Station Road. The site is currently vacant grassland.						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	81%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> Existing poor infrastructure could not cope with new developments A concern that villages should remain villages Stondon needs a development like this 						
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	3rd ranked in settlement out of 11						
Conclusion	<p>The site scores reasonably well within the rRural aArea. ItThe <u>proposed development</u> will deliver significant community facilities which will benefit all residents of Stondon. For this reason the site has progressed to Stage 3.</p>						
Stage 3							
<u>Access Highways Authority</u>	Access acceptable						
<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>	none <u>No comment made</u>						
Contaminated Land	Medium risks						
Drainage	<p><u>Flood alleviation methods should be required through the development to resolve the existing flooding problems at 60-64 Bedford Road.</u></p> <p><u>The Internal Drainage Board Requirement for requires</u> flows to be restricted to <u>g</u>Greenfield runoff as <u>the</u> downstream receiving watercourse is overloaded.</p>						
Environmental Health	RAG rating is green						
English Heritage	none <u>No comment made</u>						
Landscape	none <u>No comment made</u>						

Natural England	none <u>No comment made</u>
<u>Anolian</u> Water	RAG rating is red – Waste water capacity and sewer crossing site
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. Although issues have been raised at Stage 3, it is considered that these can be overcome. For these reasons the proposal is acceptable for <u>allocation in</u> the Site Allocations DPD.
Final Decision	
There have been no issues identified within the three stages of assessment that prevent the allocation of this site. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons the Council have therefore allocated this site for residential development providing 70 dwellings and community facilities. 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.	

H079 - Land at the rear of Station Road and Bedford Road, Lower Stondon							
Size (ha)	<u>4.07</u>						
Proposal	<u>90-110 dwellings, B1 employment units, community buildings and open space.</u>						
Description	<u>Located to the east of Lower Stondon and to the south of Station Road. The site is currently vacant grassland.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>13%</u>	No	<u>81%</u>	Maybe	<u>6%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Existing poor infrastructure could not cope with new developments</u> <u>A concern that villages should remain villages</u> <u>Stondon needs a development like this</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>Greenfield – Red</u>						
Accessibility to Housing	<u>Immediately adjacent to Henlow Camp – Amber</u>						
Road Access	<u>Adjacent to A600 – 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>2</u>		
Rank	<u>34</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>15</u>						
Rank	<u>14th out of 18 in the areas which do not require an allocation,</u>						

	<u>as stated in the Core Strategy.</u>
Conclusion	<u>The site is well located to limited labour and services at Henlow Camp but would generally have poor road access. The small size also limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has not progressed beyond this stage. The Stage 4 assessment below reflects the proposal for a residential development only.</u>
Stage 4	
Highways Authority	<u>Access acceptable</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>Medium risks</u>
Internal Drainage Board	<u>Flood alleviation methods should be required through the development to resolve the existing flooding problems at 60-64 Bedford Road. The Internal Drainage Board requires flows to be restricted to Greenfield runoff as the downstream receiving watercourse is overloaded.</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>No comment made</u>
Landscape	<u>No comment made</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is red – Waste water capacity and sewer crossing site</u>
Conclusion	<u>Although issues have been raised at Stage 4, it is considered that these can be overcome. For these reasons the proposal is acceptable for allocation in the Site Allocations DPD.</u>
Final Decision	
<u>There have been no issues identified within the four stages of assessment that prevent the allocation of this site. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site scores reasonably well within the Rural Area and the proposed development will deliver significant community facilities which will benefit all residents of Stondon. For these reasons the Council have therefore allocated this site for residential development only providing 70 dwellings and community facilities</u>	

H095 - Land rear of 149-175 Station Road, Lower Stondon							
Size (ha)	0.9						
Proposal	85 dwellings						
Description	Located to the east of Stondon and to the south of the Greyhound track. The site is scrubland.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	75%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Further development will have a negative affect on the character of the village • Limited housing could be delivered on this site 						
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	50						
Rank	5th ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the rural area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>						
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						
<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.

H132 - Land at Trinity College Farm, Lower Stondon							
Size (ha)	1.6						
Proposal	25-50 dwellings						
Description	Located to the south west of Stondon and south to Shillington Road. The site is currently a disused gravel quarry.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	82%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Existing poor infrastructure could not cope with new developments • A new community centre would help support the village 						
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	40						
Rank	8th ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the rural area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>						
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						
<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.

H140 - The Greyhound Stadium, Bedford Road, Lower Stondon							
Size (ha)	3.0						
Proposal	80 dwellings, retail and community facilities						
Description	Located to the north east of Stondon and west of the A600. The site is <u>currently</u> a Greyhound Stadium.						
Issue & Options Consultations							
Consultation Responses	Yes	15%	No	77%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> Stondon has taken too much development already Existing poor infrastructure could not cope with new developments Site could benefit from re-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	46						
Rank	7th ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the rural area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>						
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						
<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.

H142 - Land rear of 133/135/137/147c Station Road, Lower Stondon, Henlow							
Size (ha)	8.0						
Proposal	Number of dwellings not specified						
Description	Located to the east of Stondon and north of Station Road. The site has a dwelling and unused, vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	29%	No	71%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • The settlement has seen too much development already • The site has potential to provide future housing growth 						
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	57						
Rank	4th ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the rural area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>						
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						
<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.

H176 - Peckworth Industrial Estate, Bedford Road, Lower Stondon, Henlow							
Size (ha)	0.4						
Proposal	20 dwellings						
Description	Located to the east of Stondon and to the west of Bedford Road. The site is an industrial estate.						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	50%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Increased pressure on local schools • The site has existing development and could be suitable for further 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	115						
Rank	1st ranked in settlement out of 11						
Conclusion	<p>Nothing to prevent progression to stage 3 <u>The site has a high score within the Rural Area and is the highest scoring within Stondon. Stondon is classified as a Large Village within the Settlement Hierarchy as it benefits from a range of services and facilities. The Employment Land Review Stage 1 indicates that the site is not fit for purpose as an employment site and should be released from Key Employment Site status. For these reasons the site has progressed to Stage 3.</u></p>						
Stage 3							
<u>Access Highways Authority</u>	Access <u>is</u> preferred from proposal H079. Developers would have to show <u>demonstrate that</u> access from Bedford road is acceptable.						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	no <u>No comment made</u>						
Contaminated Land	Low/Medium risks						
<u>Internal Drainage Board</u>	no <u>No comment made</u>						
Environmental Health	RAG rating is amber – Environmental impacts from garage						
English Heritage	no <u>No comment made</u>						
Landscape	Concern of overdevelopment and lack of identity in Lower Stondon generally						
Natural England	no <u>No comment made</u>						
<u>Anglian Water</u>	RAG rating is red – Waste water capacity and water mains						

	crossing site
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. Although issues have been raised at Stage 3, it is considered that these can be overcome. For these reasons this reason the proposal is acceptable for <u>allocation in</u> the Site Allocations DPD.
Final Decision	The site has not been taken forward as part of the Site Allocations Development Plan Document. There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council have therefore allocated this site for residential development providing a minimum of 13 dwellings. The Key Employment Site designation will be removed, as the site is no longer considered to be fit for purpose.

H190 - Land at Bedford Road, Lower Stondon							
Size (ha)	3.5						
Proposal	63 dwellings, B1 employment use and A1 retail space						
Description	Located to the north east of Stondon and to the west of Bedford Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> Greenfield sites should be protected 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	<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	38						
Rank	9th ranked in settlement out of 11						
Conclusion	<p>The site scored reasonably well within the Rural Area. <u>However, the site is detached from the Settlement, in a less sustainable location than other sites within the village. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</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</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						

Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village and in accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons</u> The site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

H190 - Land at Bedford Road, Lower Stondon							
Size (ha)	<u>3.5</u>						
Proposal	<u>63 dwellings, B1 employment use and A1 retail space</u>						
Description	<u>Located to the north east of Stondon and to the west of Bedford Road. The site is currently used for agriculture.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>83%</u>	Maybe	<u>17%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Greenfield sites should be protected</u> <u>Existing amenities cannot support the 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. 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>Greenfield – Red</u>						
Accessibility to Housing	<u>0.2km from Henlow Camp – Amber</u>						
Road Access	<u>Adjacent to A600 – 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>2</u>		
Rank	<u>36</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>Joint 7th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>						
Conclusion	<u>The site is well located to limited labour and services at Henlow</u>						

	<u>Camp but would generally have poor road access. The small size also limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has 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 would generally have poor road access, the small size limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing site assessment concluded that as sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H208 - Land at Station Road, Lower Stondon							
Size (ha)	0.80						
Proposal	Number of dwellings not specified						
Description	Located to the east of Stondon and to the east of the Three Star Caravan Park. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	75%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> This is a Greenfield site and should remain so There is a need for small scale development in Stondon 						
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	6th ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the rural area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>						
Stage 3							
<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						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H209 - Land at Station Road, Lower Stondon							
Size (ha)	0.26						
Proposal	5 dwellings						
Description	Located to the north east of Stondon and to the south of Station Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	70%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> Existing infrastructure cannot cope with further development Negative impact on the environment 						
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	71						
Rank	2nd ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the rural area. <u>There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>						
Stage 3							
<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						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H256 – Land at Holywellbury, near Lower Stondon/Henlow Camp							
Size (ha)	5.85						
Proposal	Residential care home						
Description	The site is situated to the South of Lower Stondon, facing the A600. The land is occupied by residential buildings, paddock areas and overgrown land.						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	67%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • There has been too much development in the settlement 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	1						
Rank	11th ranked in settlement out of 11						
Conclusion	<p>The site scored poorly within the Rural Area. <u>The site is detached from the Settlement, in a less sustainable location than other sites within the village. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. For this reason the site was not taken forward.</u></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.