

Stotfold Sites Summary

Stotfold is categorised as a Minor Service Centre. Once the permitted expansion of Land South of Stotfold and Fairfield Park is complete, it will be the second largest settlement within Central Bedfordshire (North) area. New allocations in the Site Allocations DPD are to be made for towards the end of the plan period.

Following the call for sites, 15 sites were promoted for development within the settlement of Stotfold. The proposals included 13 residential sites, 5 employment sites and 5 mixed use sites.

Site E05 was superseded by the submission of E05a following amendments to the site boundary.

Site H361 was discounted at the first stage assessment as it was located wholly within Flood Zones 2/3.

The Stage 2 assessment concluded that there was a large variation in the rankings for the 14 remaining housing sites and only the more appropriate higher scoring ones were taken forward to the Stage 3 assessment.

Site H260 scored highest at the Stage 2 housing assessment. However, the Employment Land Review (ELR) has concluded that there are more suitable sites for employment development in the area. The employment element of this proposal has not been progressed further and the site has only been allocated for 85 dwellings under policy HA12 in the Site Allocations DPD.

Other high scoring sites H200 and H262 already have planning permission for B1/B2 employment and residential development which have been accounted for in existing housing and employment commitments. It is, therefore, not necessary to allocate these parcels of land in the DPD.

Site H129 which ranked 4th in the assessment has been allocated in the DPD for residential development under Policy HA11, providing a minimum of 9 dwellings.

Site H247 which ranked 7th has been allocated with site E25 under Policy MA7 for a mixed-use development.

Under other employment proposals, sites E05a, E06 and E77 have been rejected as they were considered to have access issues (road and/or public transport) and that more sustainable sites within Stotfold were available to allocate.

Mixed use proposal H027/E77 has also not been taken forward as an allocation. The ELR concluded that there are more suitable sites for employment development in the area. The housing assessment identified that the site scored poorly within the settlement and there were other sites within

Stotfold that have scored higher and are considered to be more suitable for residential development.

H027/E66 - Land at Common Road, Stotfold							
Size (ha)	1.7						
Proposal	51-68 dwellings with possible mixed use development to include B1 business use						
Description	Located to the north of the settlement and north of the allotments and is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	80%	Maybe	15%	
Consultation Comments	<ul style="list-style-type: none"> Loss of green space Further development would harm the character of the village Services and facilities cannot cope with the increased demand Increase in road congestion 						
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	26						
Rank	13th ranked score in settlement out of 14						
Conclusion	<p>The site scored poorly within the settlement. <u>The site is in an unsustainable location; There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential and employment development. therefore</u>For this reason the site has not progressed to Stage 3.</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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

There are other sites within Stotfold that are considered to be more suitable for residential and employment development. For this reason ~~the~~ the site has not been taken forward as part of the Site Allocations Development Plan Document.

H027/E66 - Land at Common Road, Stotfold						
Size (ha)	<u>1.7</u>					
Proposal	<u>B1 Business or mixed use development with residential: number of jobs unknown</u>					
Description	<u>Located to the north of Stotfold and to the north of Dane Close. The site is used for agriculture.</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>11%</u>	No	<u>72%</u>	Maybe	<u>17%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</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
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>Adjacent to Stotfold – Green</u>					
Road Access	<u>Approximately 1.2km from A1, although only accessible by driving through Stotfold – Red</u>					
Availability	<u>No constraints indicated – Green</u>					
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>0</u>	
Rank	<u>41</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>6th out of 12 in Stotfold</u>					

Conclusion	<u>The site lies at the edge of Stotfold with difficult access through residential areas. The site does not have any obvious constraints to development. However, the Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arlesey/Stotfold/Fairfield Park area, and 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 Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arlesey/Stotfold/Fairfield Park area. The housing assessment identified that the site scored poorly within the settlement. There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. For this reason the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H049 - Land off Arlesey Road, Stotfold							
Size (ha)	28						
Proposal	600 dwellings, Stotfold Football club and leisure facilities						
Description	Located to the north of Stotfold, North of Arlesey Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	80%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> Loss of green space Further development would harm the character of the village Services and facilities cannot cope with the increased demand Increase in road congestion 						
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	58						
Rank	6th ranked score in settlement out of 14						
Conclusion	The site scored reasonably well within the settlement. The site is in an unsustainable location; <u>There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. therefore</u> <u>For this reason</u> the site has not progressed to Stage 3.						
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>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.							

H056 - Land South of Malthouse Lane, Stotfold							
Size (ha)	5.1						
Proposal	120 dwellings and a village park						
Description	Located to the east of Stotfold and to the south of Malthouse Lane and is currently an unused field.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	94%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Site is used for recreation for residents • Loss of countryside • Services and facilities cannot cope with the increased demand • Increase in road congestion 						
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	52						
Rank	8th ranked in settlement out of 14						
Conclusion	The site scored poorly within the settlement. <u>The site is in an unsustainable location; There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. For this reason 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.							

H128 - Land to the West of Hitchin Road, Stotfold							
Size (ha)	8.0						
Proposal	250 dwellings						
Description	Located to the south west and to the west of Hitchin Road. The site is currently used for agriculture and has some farm buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	79%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Services and facilities cannot cope with the increased demand 						
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	26						
Rank	12th ranked in settlement out of 14						
Conclusion	The site scored poorly within the settlement. The site is in an unsustainable location; therefore <u>There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. 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						
<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.							

H129 - Land at Shawmer Farm, West of Hitchin Road, Stotfold							
Size (ha)	0.59						
Proposal	8-9 dwellings						
Description	Located to the west of Stotfold and to the west of Hitchin Road. The site has a dwelling and vacant stables/fields on it.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	61%	Maybe	31%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion 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	65						
Rank	4th ranked in settlement out of 14						
Conclusion	Nothing to prevent progression <u>The site has progressed to stage 3. The 2nd and 3rd ranked sites have been granted planning permission, are already accounted for in housing commitments and therefore do not require allocation. to stage 3</u>						
Stage 3							
<u>Access Highways Authority</u>	none <u>No comments made</u>						
<u>Highways Agency</u>	<u>A cumulative assessment of sites allocated in Arlesey/Stotfold will be required to ascertain whether highway mitigation measures for A1(M) Junction 10, once site-specific measures to reduce travel demand and encourage travel by sustainable means are accounted for.</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 comments made</u>						
<u>Contaminated Land</u>	none <u>No comments made</u>						
<u>Internal Drainage Board</u>	Adjacent to main river and FZ2. Upstream of known flooding. FRA required. No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is green						
English Heritage	none <u>No comments made</u>						
Landscape	none <u>No comments made</u>						
Natural England	none <u>No comments made</u>						
<u>Anglian Water</u>	RAG rating is amber – Waste water capacity upgrade						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. <u>Although issues have been raised at</u>						

Stage 3, it is considered that these can be overcome. For these reasons the proposal is acceptable for 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 has allocated this site for housing development providing a minimum of 9 dwellings.

H145 - Land at Common Road, Stotfold							
Size (ha)	3.23						
Proposal	97 dwellings						
Description	Located to the north of Stotfold and to the west of Common Road. The site is partly occupied by allotments and agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	95%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Concerns over road 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	41						
Rank	10th ranked in settlement out of 14						
Conclusion	The site scored poorly within the settlement. The site is in an unsustainable location; therefore There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. For this reason the site has not progressed to Stage 3.						
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.							

H159 - Land South of Arlesey Road, Stotfold							
Size (ha)	4.5						
Proposal	50 dwellings						
Description	Located in the west of Stotfold and to the south of the Arlesey. The site is vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	50%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of green space • Increase in road congestion • Poor public transport • Good location in regard to local services 						
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	9th ranked in settlement out of 14						
Conclusion	The site scored poorly within the settlement. The site is in an unsustainable location; therefore <u>There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. 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>	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.							

H200 - Beta Engineering, Taylors Road, Stotfold							
Size (ha)	0.59						
Proposal	18 dwellings						
Description	Located to the north of Stotfold and to the east of Taylors Road. The site is used for industry <u>-and is designated as a Key Employment Site, in Saved Local Plan Policy EMP1.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	28%	No	50%	Maybe	22%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • The towns infrastructure cannot cope with further development • Good use of brown field land 						
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	98						
Rank	2nd ranked in settlement out of 14						
Conclusion	<u>Site already granted planning permission</u> The site has been granted outline planning permission for B1/B2 employment and residential development. The potential number of homes and employment land permitted has already been incorporated into the housing and employment commitments. Allocation is therefore not necessary.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>An</u> lian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
Site granted planning permission before Site Allocations Development Plan							

~~Document.~~ The site has been granted planning permission and the potential number of homes has already been incorporated in the housing commitments. Therefore allocation within the Site Allocations Development Plan Document is not necessary.

H247/E25 – Pig Development Unit, Hitchin Road, Stotfold							
Size (ha)	5.97						
Proposal	200 - 250 dwellings						
Description	This site is located far to the South of Stotfold, almost opposite the Fairfield Park development. The site is surplus to the Meat and Livestock Commission and the activities should have ceased. The site includes student accommodation, as well as research and development buildings (B1).						
Issue & Options Consultations							
Consultation Responses	Yes	38.5%	No	38.5%	Maybe	23%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Existing amenities cannot support the development • Loss of countryside • Good reuse of a brown field site • The site should be suited for just for employment 						
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	52						
Rank	7th ranked in settlement out of 14						
Conclusion	<p>The site has been already granted planning permission for <u>mixed use development of 5ha employment land and replacement dwellings. 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							
<u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental	Not applicable						

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>The Site has been</u> granted planning permission and <u>the number of homes and amount of employment land has not been incorporated in the housing and employment commitments.</u> therefore <u>The site is therefore</u> allocated as part of the Site Allocations Development Plan Document <u>to be developed in accordance with its planning permission.</u></p>	

H247/E25 - Pig Development Unit, Hitchin Road, Stotfold						
Size (ha)	<u>5.7</u>					
Proposal	<u>B1 Business or Research and Development with Residential: 750 jobs</u>					
Description	<u>Located to the south of Stotfold and to the east of Fairfield. The site is a disused Pig Research Unit.</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>44%</u>	No	<u>19%</u>	Maybe	<u>37%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Good location in regard to access to A507</u> <u>Good reuse of a brown field site</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
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. 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>In use for office/ employment uses – Green</u>					
Accessibility to Housing	<u>Immediately adjacent Arlesey – Green</u>					
Road Access	<u>Not well connected to major road networks – 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>0</u>			Number of 'Ambers'	<u>1</u>	
Rank	<u>1st</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>19</u>					
Rank	<u>7th ranked out of 12 in Arlesey, Fairfield and Stotfold</u>					

Conclusion	<u>Although the site scored reasonably well overall, when compared to other sites within Arlesey, Fairfield and Stotfold it is not a high scoring site. However, its status as previously developed land and proximity to Letchworth give it other advantages. This site was granted outline planning permission for B1/B2/B8 and five replacement dwellings. 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 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 was granted outline planning permission for B1/B2/B8 and five replacement dwellings. The number of homes and amount of employment land has not previously been incorporated into the housing and employment commitments. Allocation is therefore necessary. The site is therefore allocated as part of the Site Allocations Development Plan Document for development in accordance with its planning permission.</u>	

H260 - Land at Arlesey Road, Stotfold							
Size (ha)	3.19						
Proposal	125 dwellings <u>or a lesser number of dwellings and commercial development</u>						
Description	The land is located to the west of Stotfold, on a slight slope. The site is divided into two fields by young trees. These areas are used for residential gardens and arable <u>farming</u> .						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	61%	Maybe	28%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of green space • Increase in road congestion • Good reuse of a brown field 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. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	100						
Rank	1st ranked in settlement out of 14						
Conclusion	<u>Nothing to prevent progression to stage 3 The site is the highest scoring within the settlement. For this reason the site has progressed to Stage 3.</u>						
Stage 3							
Highways <u>Authority</u>	none <u>No comments made</u>						
<u>Highways Agency</u>	<u>A cumulative assessment of sites allocated in Arlesey/Stotfold will be required to ascertain whether highway mitigation measures for A1(M) Junction 10, once site-specific measures to reduce travel demand and encourage travel by sustainable means are accounted for.</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 comments made</u>						
<u>Contaminated Land</u>	none <u>No comments made</u>						
Internal Drainage Board	No increase in flows to IDB watercourses will be permitted						
Environmental Health	RAG rating is amber – Noise mitigation required						
English Heritage	none <u>No comments made</u>						
Landscape	Should integrate with the existing built form. Opportunities for habitat creating and green infrastructure.						
Natural England	none <u>No comments made</u>						

Anglian Water	RAG rating amber – 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 the Site Allocations DPD.
Final Decision	The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment. There have been no issues identified within the three stages of assessment that prevent the allocation of this site for residential development. The Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arlesey/Stotfold/Fairfield Park area. The Council has therefore allocated this site for housing development only providing a minimum of 85 dwellings.

H260 – Land at Arlesey Road, Stotfold						
Size (ha)	<u>3.19</u>					
Proposal	<u>125 dwellings or a lesser number of dwellings and commercial floorspace</u>					
Description	<u>The land is located to the west of Stotfold, on a slight slope. The site is divided into two fields by young trees. These areas are used for residential gardens and arable farming.</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>11%</u>	No	<u>61%</u>	Maybe	<u>28%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of green space</u> <u>Increase in road congestion</u> <u>Good reuse of a brown field site</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
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. 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>Approximately a third developed for employment/industrial uses – Amber</u>					
Accessibility to Housing	<u>Located immediately adjacent to Stotfold – Green</u>					
Road Access	<u>0.8km from A507 – 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>0</u>		Number of 'Ambers'			<u>2</u>
Rank	<u>7</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>5 out of 12 in Stotfold</u>
Conclusion	<u>The site lies at the edge of Stotfold with difficult access through residential areas. The site does not have any obvious constraints to development. However, the Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arleseey/Stotfold/Fairfield Park area, and the employment element of this proposal has not progressed beyond this stage. The Stage 4 assessment below reflects the proposal for a residential development of 125 dwellings.</u>
Stage 4	
Highways Authority	<u>No comments made</u>
Highways Agency	<u>A cumulative assessment of sites allocated in Arleseey/Stotfold will be required to ascertain whether highway mitigation measures for A1(M) Junction 10, once site-specific measures to reduce travel demand and encourage travel by sustainable means are accounted for.</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>No increase in flows to IDB watercourses will be permitted</u>
Environmental Health	<u>RAG rating is amber – Noise mitigation required</u>
English Heritage	<u>No comments made</u>
Landscape	<u>Should integrate with the existing built form. Opportunities for habitat creating and green infrastructure.</u>
Natural England	<u>No comments made</u>
Anglian Water	<u>RAG rating amber – 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 for residential development is acceptable for allocation in the Site Allocations DPD.</u>
Final Decision	
<u>The Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arleseey/Stotfold/Fairfield Park area. The housing assessment identified this site as the highest scoring with Stotfold. For these reasons the Council has allocated this site for housing development only providing a minimum of 85 dwellings.</u>	

H262 - Land at Taylors Road, Stotfold							
Size (ha)	4.37						
Proposal	100 - 130 dwellings, including employment use						
Description	This land is located to the north of Stotfold, on a slight slope south . The site is designated as a Key e Employment s Site, in Saved Local Plan Policy EMP1, in the adopted Local Plan .						
Issue & Options Consultations							
Consultation Responses	Yes	15%	No	55%	Maybe	30%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Development would negatively affect the character of the area • Good reuse of a brown field 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. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	94						
Rank	3rd ranked in settlement out of 14						
Conclusion	<u>Site already granted planning permission. The site has been granted outline planning permission for B1/B2 employment and residential development. The potential number of homes and employment land permitted has already been incorporated into the housing and employment commitments. Allocation is therefore not necessary.</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</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						

Final Decision

Site granted planning permission before Site Allocations Development Plan Document. The site has been granted planning permission and the potential number of homes and employment land permitted has already been incorporated in the housing and employment commitments. Therefore allocation within the Site Allocations Development Plan Document is not necessary. The Key Employment Site designation will be removed, as the site is no longer considered to be fit for purpose.

H262 - Land at Taylors Road, Stotfold							
Size (ha)	<u>4.37</u>						
Proposal	<u>100 - 130 dwellings, including employment use</u>						
Description	<u>This land is located to the north of Stotfold. The site is designated as a Key Employment Site, in Saved Local Plan Policy EMP1.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>15%</u>	No	<u>55%</u>	Maybe	<u>30%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Development would negatively affect the character of the area</u> <u>Good reuse of a brown field site</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>Existing employment uses – Green</u>						
Accessibility to Housing	<u>Located adjacent to Stotfold – Green</u>						
Road Access	<u>Approximately 0.7km from A1, although only accessible by driving through Stotfold – Amber</u>						
Availability	<u>Multiple ownership but promoted as one – 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>0</u>		Number of 'Ambers'			<u>1</u>	
Rank	<u>2</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>4th out of 12 in Stotfold/Arlesey/Fairfield Park</u>
Conclusion	<u>This site is already allocated as an employment site, and cannot count towards the total employment land requirements.</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 been granted planning permission for B1/B2 employment and residential development. The potential number of homes and employment land permitted has already been incorporated in the housing and employment commitments. Therefore allocation within the Site Allocations Development Plan Document is not necessary. The Key Employment Site designation will be removed, as the site is no longer considered to be fit for purpose.</u>	

H277 - Land adjacent to Fairfield Park, Stotfold / Arlesey							
Size (ha)	3.55						
Proposal	16 dwellings						
Description	The site, located to the West of Fairfield <u>Park</u> , is currently unused and vacant <u>and hosts a balancing pond</u> . The site has previously been used as a sewerage treatment facility, used in association to the <u>former</u> hospital.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	77%	Maybe	15%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the countryside Site is poorly located to Arlesey Development would only serve to extend Fairfield 						
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	6						
Rank	14th ranked in settlement out of 14						
Conclusion	<p>Stage 2 assessment has identified some discounting factors. The site is in an unsustainable location. The site is highlighted as an area to be safeguarded from future development in the Fairfield Hospital Planning and Development Brief. There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development.</p> <p>Therefore, the site has not progressed to Stage 3.</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.

H330 – Merle, West of Hitchin Road, Stotfold							
Size (ha)	5.25 ha						
Proposal	160 dwellings						
Description	This site is located to the East of Stotfold. The land is currently used as arable farmland. The site has a slight slope and is reasonably featureless.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	88%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> • Site is on a floodplain • Increase in road congestion • Need to protect the towns wildlife • Development would lead to the loss of a children's play 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	63						
Rank	5th ranked in settlement out of 14						
Conclusion	The site scored reasonably well within <u>the rural area the settlement</u> . <u>The site is in an unsustainable location; therefore There are other sites within Stotfold that have scored higher, which provide sufficient residential development to accord with the Core Strategy, and are considered to be more suitable for residential development. For these reasons</u> the site has not progressed to Stage 3.						
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.

H331 – Silverbirch Field, Taylors Road, Stotfold							
Size (ha)	7.97 ha						
Proposal	230 dwellings						
Description	This land is situated to the North East of Stotfold, on an area of farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	97%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Site is on the floodplain • Increase in road congestion • Local schools and GP surgery are at full capacity 						
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	34						
Rank	11th ranked in settlement out of 14						
Conclusion	The site scored poorly within the settlement. <u>The site is in an unsustainable location; There are other sites within Stotfold that have scored higher and are considered to be more suitable for residential development. For these reasons therefore</u> the site has not progressed to Stage 3.						
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.							

H361 – Land West of Waters End, Stotfold							
Size (ha)	1.47 ha						
Proposal	25 dwellings						
Description	The site is located at the south-western edge of Stotfold, on an area of flat arable land.						
Issue & Options Consultations							
Consultation Responses	Yes		No		Maybe		
Consultation Comments	<ul style="list-style-type: none"> • Stotfold has already seen too much development • Site is on the floodplain • Increase in road congestion • Waters End children's play area should be protected 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>of being wholly within Flood Zones 2 and 3</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 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>Anlian 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.							

E05a - 'Land West of A1, North of A507, Stotfold							
Size (ha)	<u>18.02</u>						
Proposal	<u>B2 General Industry and B8 Storage and Distribution; number of jobs unknown</u>						
Description	<u>Located to the north east of Stotfold and to the east of the A1. The site is currently used for agriculture. The site boundary has been amended to that previously submitted under reference E05 due to recommendations from a Landscape and Visual Appraisal undertaken by the agent.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>25%</u>	No	<u>58%</u>	Maybe	<u>17%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</u> <u>Lack of public transport</u> <u>Insufficient local utility infrastructure</u> <u>Better brown field sites in other settlements</u> <u>Good location to the A1</u> <u>Well provide locals with jobs</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>Farmland - Red</u>						
Accessibility to Housing	<u>0.2km from Stotfold - Amber</u>						
Road Access	<u>Adjacent A1 and A1 (M) - Green</u>						
Availability							
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>9th</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>25</u>
Rank	<u>2nd rank out of 12 in Arlesey, Fairfield and Stotfold</u>
Conclusion	<u>The proposal is one of the highest scoring in the area. The would have relatively poor access with a 'left-in, left-out' arrangement onto the A507, and the site would be slightly detached from the urban area of Stotfold. In addition, both of the site has relatively poor access to public transport. 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>	

E06 - 'Land off Malthouse Lane, Stotfold							
Size (ha)	<u>9.76</u>						
Proposal	<u>B1 Office: 1,000 jobs</u>						
Description	<u>Located to the north east of Stotfold and north of Malthouse Lane. The site is currently used for agriculture.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>96%</u>	Maybe	<u>4%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</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>Approximately 0.4km from Stotfold - Amber</u>						
Road Access	<u>0.4km from A1 - 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>10th</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage. As the site has been submitted as a mixed use site, the site has undergone both employment and housing assessment.</u>						
ELR Stage 3							
Score	<u>18</u>						
Rank	<u>8th rank out of 12 in Arlesey, Fairfield and Stotfold</u>						
Conclusion	<u>The proposal is one of the lowest scores in the area. The site has poor road access, in addition to a very low profile. It is considered that there are more suitable alternatives in the area</u>						

	<u>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>	

E77 - Silverbirch Field, Taylors Road, Stotfold							
Size (ha)	<u>7.97</u>						
Proposal	<u>Leisure use or Offices: number of jobs unknown</u>						
Description	<u>Located to the north of Stotfold and to the south of Taylors Road. The site is used for agriculture</u>						
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"> <u>Loss of agricultural land</u> <u>Increase in road congestion</u> <u>Stotfold needs leisure facilities</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 - Red</u>						
Accessibility to Housing	<u>Adjacent Stotfold - Green</u>						
Road Access	<u>Approximately 0.6km from the A1 although this is only accessible via Stotfold - Amber</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>Half 1, half 3 - Amber</u>	Important Open Space	<u>1</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>28th</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>16</u>						
Rank	<u>10th rank out of 12 in Arlesey, Fairfield and Stotfold</u>						
Conclusion	<u>The proposal is one of the lowest scoring in the area. The site has poor accessibility, down narrow country lanes. The site</u>						

	<u>currently has no access whatsoever. 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>	