

H198 - Garage Premises, Church Street, Tempsford							
Size (ha)	0.7						
Proposal	12 dwellings						
Description	Located to the south west of Tempsford and to the west of Church Street. The site is currently <u>was formerly used as vehicle storage for the garage and has recently been redeveloped as housing.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	n/a	No	n/a	Maybe	n/a	
Consultation Comments	<ul style="list-style-type: none"> No comments received 						
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	35						
Rank	2nd ranked in settlement out of 7						
Conclusion	The site scored reasonably well within the rural area. <u>The site already has planning permission for 8 dwellings and is located wholly within the Settlement Envelope. Non allocation of this site does not prejudice its development. There are far more suitable sites in the rural area; therefore</u> For these reasons 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>Anglia 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.							

H334 – Stonebridge Farm, Station Road, Langford End, Tempsford							
Size (ha)	1.6 ha						
Proposal	Residential – Number not specified						
Description	The site is located to the West of Tempsford, on the site of a farm. The area contains a number of agricultural buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Development will alter the character of the village • Poor access • Infrastructure issues 						
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	3						
Rank	5th ranked in settlement out of 7						
Conclusion	<p>The site scored poorly <u>within the rural area and was one of the lowest scoring sites across the whole of the Rural Area. Tempsford is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development.</u></p> <p>For this reason the site was not taken forward <u>to Stage 3.</u></p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<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.							

H335 – Tingey's Farm, Langford End, Tempsford							
Size (ha)	0.61 ha						
Proposal	Residential – Number not specified						
Description	The site is located near to the centre of Tempsford, on the site of a farm. The area contains a number of agricultural buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Tempsford is a small village, new development will destroy its character 						
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	-14						
Rank	6th ranked in settlement out of 7						
Conclusion	<p>The site scored poorly within the rural area and was one of the lowest scoring sites across the whole of the Rural Area. Tempsford is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development.</p> <p>For this reason the site was not taken forward <u>to Stage 3</u>.</p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H336 – Lambcourt Farm, Station Road, Langford End, Tempsford							
Size (ha)	0.25 ha						
Proposal	Residential – Number not specified						
Description	The site is located near the centre of Tempsford. The site appears to be <u>is</u> comprised of either dwellings or <u>and</u> farm buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Small village, development will alter the character of it 						
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	48						
Rank	1st ranked in settlement out of 7						
Conclusion	<p>The site scored reasonably well within the r<u>Rural</u> a<u>A</u>rea. There are far more suitable sites in the rural area; <u>The site is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its 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>An</u> glian Water	Not applicable						
Conclusion	Not applicable						

Final Decision

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

H337 – Land at Church Farm, Church End, Tempsford							
Size (ha)	0.82 ha						
Proposal	Residential – Number not specified						
Description	This proposal is situated to the South of Tempsford, in Church End. The site includes a number of agricultural buildings, both new and old. A portion of this site is vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Poor public transport • Lack of local facilities (e.g. shops) • Are the redundant farm buildings, actually redundant? • Concern over site 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	20						
Rank	3rd ranked score in settlement out of 7						
Conclusion	<p>The site scored poorly within the rRural aArea and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3.</p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<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>Anglia 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.

H338 – Library Farm, Langford End, Tempsford							
Size (ha)	0.14 ha						
Proposal	Residential – Number not specified						
Description	The land is situated to the East of Tempsford. The site is currently made up of redundant farm buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Lack of public transport • Poor local facilities • Lack of employment opportunities in 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	-14						
Rank	7th ranked score in settlement out of 7						
Conclusion	<p>The site scored poorly within the rural area. <u>and was one of the lowest scoring sites across the whole of the Rural Area.</u> <u>Tempsford is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more sustainable locations for residential development.</u> For this reason the site was not taken forward <u>to Stage 3</u>.</p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<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.							

H339 – Biggin Farm, Langford End, Tempsford							
Size (ha)	0.43 ha						
Proposal	Residential – Number not specified						
Description	The proposal is located to the East of Tempsford, on a site of agricultural buildings. The site abuts residential properties to the East and West.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Overdevelopment already in 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	10						
Rank	4th ranked score in settlement out of 7						
Conclusion	<p>The site scored poorly within the Rural Area and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3.</p>						
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>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.