



Appendix C: Area C Assessments



**CENTRAL BEDFORDSHIRE COUNCIL LOCAL PLAN:
INITIAL SETTLEMENTS CAPACITY STUDY**

Appendix IIC: Area C Initial Settlement Capacity Assessment

Contents Table	
CRANFIELD	1
HOUGHTON CONQUEST.....	6
LIDLINGTON.....	10
LOWER & UPPER SHELTON.....	14
MARSTON MORETAINE	18
SALFORD.....	23

CRANFIELD

Cranfield is a village and civil parish in central Bedfordshire with a residential population of 5370 people in around 1960 dwellings¹. The settlement is located to the east of Milton Keynes. The settlement contains an airport which was used as an air base during World War 2, and a university. The village dates back to Saxon times, and is built on a hill, characterised by a mix of red and buff brick housing, with a mix of both style and ages².

CONTEXT & ASSETS

Planning: The Parish boundary is identified by Central Bedfordshire Council³ and at this stage, there is no designated Neighbourhood Planning Area for Cranfield. The settlement is not constrained by Green Belt designated land.

People, Community Facilities and Services: The geo-demographic profile⁴ identifies the area as consisting of a mix of “established families in large detached homes”, “householders in inexpensive village homes”, “younger households in housing priced within their means”, “mature suburban owners in mid-range housing”, “families with limited resources”, “elderly people with assets and educated young people privately renting”. ONS data⁵ for the Cranfield LLSOA shows the median age for the area being 30. This average age is much lower than the average for Central Bedfordshire, and this is most likely due to the presence of the university and the students who attend it. The area also has a higher number of residents under the age of 16 than over the age of 65.

The settlement contains a variety of services and facilities including a community centre, 2 lower schools, a middle school, a university, 2 convenience stores, 2 newsagents, 2 post offices, a chemist, a dentist, a GP surgery/health centre, 5 restaurants/takeaways and 2 food serving pubs. The settlement lacks any banking facilities, any supermarkets, any recreational or entertainment facilities. Notable towns with superstores close⁶ to the Cranfield area include Milton Keynes (approx. 6 miles), Flitwick (approx. 10 miles) and Ampthill (approx. 10 miles). The settlement has a number of clubs and groups.

Cranfield has a large number of Leisure Strategy sites⁷ both around the settlement and the university campus. The settlement has a large surplus of informal large recreation areas, and a small surplus of play areas for children and small amenity spaces. However, Cranfield has a deficit of allotments, facilities for young people, urban parks and formal large recreation areas⁸.

¹ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

² Central Bedfordshire Landscape Character Assessment (2015) Type 1

³ Central Bedfordshire Council Call for Sites Settlement Maps

⁴ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁵ ONS (2011) Neighbourhood Statistics- Cranfield Lower Layer Super Output Area

⁶ Google Maps (2016)

⁷ Central Bedfordshire Council Leisure Strategy GIS Map Data

⁸ Central Bedfordshire Council (2016) Leisure Strategy Parish Profile

Education: Cranfield Academy is at capacity and does not have the space to accommodate site expansion. Holywell School is also at capacity and does not have the space to accommodate site expansion⁹.

Employment: Cranfield does contain a significant employment area¹⁰. There is 411 hectares of existing allocated employment land for the Cranfield/Marston Moretaine area, of which around 85% is rated as good or very good¹¹. ONS data¹² for the Cranfield LLSOA shows that 26.5% of residents work full time, 9% work part time and 9% are retired. These figures are all lower than the proportion for Central Bedfordshire as a whole. However, 34% of the area's residents are students, which is significantly higher than the Central Bedfordshire average. The main industries of employment for the area are wholesale and retail and education. 28% of ward residents work within the ward and 12% worked elsewhere within Central Bedfordshire. The most commuted to destination outside of Central Bedfordshire is Milton Keynes¹³.

Transport and Movement:

Road: The settlement has access to the primary road network, being connected to the M1 to the south and the A421 to the east. The level of stress on the M1 is high. The M1 in the vicinity of Junction 13 operates at between 110-130% of capacity. However, the Highways Agency anticipates that levels of stress on the network will increase in the period up until 2026 to 130-150% of capacity as a consequence of the increase in demand for to travel along the corridor¹⁴. Other roads in the area connect the settlement to Salford, Marston and Bedford. There is access to the town centre via public footpaths/cycle paths.

Rail: The nearest railway station is located outside of the settlement, with the 2 nearest stations being Millbrook to the east and Ridgmont to the south, both about 5 miles away from Cranfield and both on the Marston Vale Line.

Bus: Cranfield is serviced by a range of bus services which run at various times throughout the week, both commercial and community services are available for residential use. The quality of the waiting facilities varies, in some cases bus shelters are provided complete with laybys, raised kerbs and bespoke timetable information, whilst in other cases only bus stop flags are provided with timetable information stuck or tied to the pole. Discussions have been opened by Cranfield Parish Council with Milton Keynes and Arriva for creating an effective service linking Cranfield to Milton Keynes which would come into effect next year and might involve the creation of an express commuter service to Milton Keynes station¹⁵.

Priorities: As with many of the other settlements in Marston Vale, the speeding of traffic and perception of speeding through the village is an issue. The lack of

⁹ Central Bedfordshire Council Education Capacity Information (2016)

¹⁰ Employment and Economic Study (2012) Stage 1 Report [existing employment sites]

¹¹ Ibid.

¹² ONS (2011) Neighbourhood Statistics- Cranfield Lower Layer Super Output Area (LLSOA)

¹³ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

¹⁴ Central Bedfordshire Council (2012) Ampthill & Flitwick Local Area Transport Plan

¹⁵ Central Bedfordshire Council (2012) Marston Vale Local Area Transport Plan

footways in places and dedicated cycle links are also of paramount importance to local residents¹⁶.

Other Infrastructure:

Sewerage and Wastewater Treatment: Cranfield is located in the Marston Moretaine Wastewater Treatment Works (WwTW) catchment area. The other settlements located in this catchment area are Marston Moretaine, Liddington, Upper Shelton and Lower Shelton. The settlements in this WwTW catchment have a combined capacity of 2971 dwellings¹⁷.

The National Grid is to be investigated when other technical studies are completed.

Landscape & Land Quality:

Landscape Character Type (LCT): Cranfield is located within the Cranfield to Stagsden Clay Farmland character area. The landscape is elevated, rising above the adjacent low-lying Clay Vales, and gently plateaus on the highest ground. The area is open and exposed which provides long distance views across the landscape. The area has a number of ancient semi-natural woodlands, and the land is predominantly arable cropping within large open fields¹⁸.

Best and Most Versatile Agricultural Land: Cranfield is located in Grade 3 agricultural land, as is much of the land surrounding the settlement, however, it is unknown whether this is sub-grade 3a or 3b.

Historic Environment: The settlement has a collection of *Listed Buildings*, which are mostly clustered around the local church on Court Road, and around the High Street area. *Archaeological Notification Area* follows the High Street through the village of Cranfield. There are patches of land classified as Archaeological Notification Areas to the south, east and north of the settlement. To the north of the settlement there is a moated site which is a designated *Scheduled Monument*.

Biodiversity: Marston Thrift is a SSSI, County Wildlife Site and Local Nature Reserve located to the east of the settlement, and the site contains Lowland Mixed Deciduous Woodland. Cranfield Manor Farm Meadows is another County Wildlife Site to the north of Cranfield, and Holcot Wood County Wildlife Site is located to the south, next to an area of Pasture and Parkland. There are small areas of Lowland Mixed Deciduous Woodland around Cranfield Airport and Cranfield University. The settlement is bordered to the east by the Biodiversity and Green Infrastructure Network.

Flood Risk: Cranfield is not surrounded by or located within flood risk area¹⁹.

¹⁶ Central Bedfordshire Council (2012) Marston Vale Local Area Transport Plan

¹⁷ JBA Consulting (2016) Central Bedfordshire Water Cycle Study

¹⁸ Central Bedfordshire Landscape Character Assessment (2015) Type 1

¹⁹ Environment Agency (2016) Flood Map for Planning

SENSITIVITY & DEVELOPMENT EFFECTS

The settlement contains some key environmental receptors which are sensitive to development, including best and most versatile agricultural land, an SSSI (over 1km to the east), County Wildlife Sites and land located within the Green Infrastructure and Biodiversity Networks. The settlement also contains valued cultural heritage assets that support the character and distinct identity of the settlement, including Listed Buildings and a Scheduled Monument. The sensitivity of the settlement community and environment is considered to be MEDIUM.

CAPACITY ASSESSMENT

Communities

1. Education: There is no additional capacity at the existing schools (Cranfield Academy and Holywell School) and no capacity to expand on-site, indicating low capacity.
2. Healthcare: There is a chemist, a dentist, 2 GP surgeries/health centres indicating high capacity.
3. Retail/Grocer/Newsagent/Post Office: The settlement has 4 ATMs, 2 banks, a superstore, convenience store, 2 newsagents, and 2 post offices, with other superstores a short drive away, indicating high capacity.
4. Leisure/Cultural: The settlement does not have formal recreational or cultural facilities, but Cranfield University is nearby. There are restaurants and two pubs, and a large amount of informal recreational space. Recreational and cultural facilities are available in nearby Milton Keynes and Bedford. This indicates medium capacity.
5. Green Belt: No Green Belt constraints.

Transport & Movement/Infrastructure

6. The settlement has no rail links, the nearest stations being some distance away, providing direct services to Bedford but indirect (via Bletchley) to Milton Keynes. Road connectivity is reasonable to Bedford in the east and Milton Keynes and the M1 to the west, with bus services providing public transport options. Capacity is therefore considered to be medium. Noise and vibration impacts from Cranfield Airport will also need to be considered in new development.

Environment

7. It is unlikely that development would directly affect nationally designated wildlife sites but could affect connectivity and so opportunities to enhance the green infrastructure and biodiversity network will need to be taken.
8. Development in the south of the village centre could affect Listed Buildings, but it is likely that development would be outside of the village centre. Moat Farm SM and its setting in the North of the village may be

affected by development in this area, although development could be managed to avoid harm to this asset.

CRANFIELD SUMMARY

Capacity: Low

Although the land in and around the settlement is not covered by national planning or environmental designations and so is relatively free of policy constraint, the location on the clay ridge/ plateau, the general topography as well as Cranfield Airport to the west means that suitable land is limited to that in the far south of the settlement, which is distant from existing services and facilities.

In addition to these physical constraints, the main sensitivity and potential constraint on capacity appears to be existing community facilities and schools where there is a lack of capacity to expand. The level of development already planned and underway in Cranfield and adjacent areas is significant and further large scale development is likely to put unacceptable pressure on existing services, facilities and infrastructure in the village and may harm the character and feel of the settlement. Although in theory further development could facilitate and enable investment in additional facilities and capacity, in reality the quantum necessary to achieve this is unlikely to be accommodated in this location due to the constraints identified above.

Development would be likely to result in loss of Grade 3 agricultural land, although it is not clear whether this will be the higher Grade 3a land. Green Infrastructure and Biodiversity Network areas cover much of the area to the east of the settlement and there may be scope for enhancement of green infrastructure and biodiversity through integration of these within new development.

HOUGHTON CONQUEST

Houghton Conquest is a village and civil parish in Central Bedfordshire with a residential population of 1510 people in around 690 dwellings²⁰. The village is located in the northern part of Central Bedfordshire, on the border with the Borough of Bedford. The Church of All Saints was constructed in the village during the 14th century, and is today the largest parish church in Bedfordshire²¹.

CONTEXT & ASSETS

Planning: The Parish boundary is identified by Central Bedfordshire Council²² and at this stage, there is no designated Neighbourhood Planning Area for the settlement. Houghton Conquest is not constrained by designated Green Belt land.

People, Community Facilities and Services: The geo-demographic profile²³ identifies the Parish as consisting of "householders in inexpensive village homes" and "established families in large detached homes". ONS data for the Houghton Conquest and Hanes ward shows that the median age of the area is 46. The area also has a higher number of residents who are over 65 than under 16.

The settlement contains a number of services and facilities including a community centre, a lower school, a newsagent, a post office, 2 food serving pubs and a children's play area. The settlement does not have any secondary education facilities, healthcare, restaurants/takeaways, supermarkets, convenience stores, banking facilities, outdoor recreational facilities or entertainment venues. Notable towns with superstores close²⁴ to the Houghton Conquest area include Ampthill (approx. 4 miles), Bedford (approx. 5 miles, outside of Central Bedfordshire) and Flitwick (approx. 6 miles). There are a number of active clubs and groups operating within Houghton Conquest.

The settlement has a number of Leisure Strategy sites²⁵, including an allotment site. The settlement has a large surplus of informal large recreation areas and a small surplus of formal large recreation areas, play areas for children, allotments and facilities for young people. However, the settlement has a small deficit of small amenity spaces²⁶.

Education: Houghton Conquest Lower School is close to capacity and an increase in numbers is predicted in the pupil forecast. The school does not have the existing site capacity to accommodate expansion²⁷.

²⁰ Central Bedfordshire Council (2015) Houghton Conquest & Haynes Ward Profile

²¹ <http://houghtonconquest.bedsparishes.gov.uk/where-we-are/>

²² Central Bedfordshire Council Call for Sites Settlement Maps

²³ Central Bedfordshire Council (2015) Houghton Conquest & Hanes Ward Profile

²⁴ Google Maps (2016)

²⁵ Central Bedfordshire Council Leisure Strategy GIS Map Data

²⁶ Central Bedfordshire Council Leisure Strategy Parish Profile

²⁷ Central Bedfordshire Council Education Capacity Information (2016)

Employment: There are no significant employment areas within Houghton Conquest²⁸. ONS data for the Houghton Conquest and Hanes ward shows that 40% of residents are in full time employment, 13% work part time and 18% retired. Therefore, in this area there is a lower percentage of residents working than the Central Bedfordshire average, and a higher percentage of retired residents. The main industries of employment are wholesale and retail, education and construction. 22% of ward residents work within the ward and 20% work elsewhere within Central Bedfordshire. The main destination to commute to outside of Central Bedfordshire is Bedford²⁹.

Transport and Movement: The settlement is connected to the A6 via Chapel End Road to the east, and to the B530 to the north and west. The nearest railway station is located outside of the settlement at Stewartby, around 3 miles to the north-west of the settlement. The village contains bus stops available for residential use.

Bus - The village of Houghton Conquest benefits from commercial bus services however at a less regular frequency than other settlements in the area. The local services provide links to Ampthill and Flitwick. There are local concerns about the timings of services, the locations that they serve, and importantly the reliability of services.

Rail - Residents of the Houghton Conquest area typically use Flitwick or Bedford stations (though Stewartby is located closer).

Other Infrastructure:

Sewerage and Wastewater Treatment- The capacity of the Wastewater Treatment Works whose catchments Houghton Conquest is located within is not known at the time of writing.

The National Grid is to be investigated when other technical studies are completed.

Landscape & Land Quality:

Landscape Character Type (LCT): Houghton Conquest is located within the North Marston Clay Vale. The vale is open and defined by its Oxford Clay geology. The landscape has a mix of agriculture and fragmented industrial activity including brick works, open cast clay pits and distribution centres. The landscape has an open character with expansive views across the vale. There are a number of major transport routes cutting through the landscape, including main railway lines and the A421³⁰.

Best and Most Versatile Agricultural Land: The settlement is located in and surrounded by Grade 3 agricultural land, with an area of non-agricultural land directly adjacent to the north western side of the settlement. It is unknown whether the Grade 3 agricultural land is sub-grade 3a or 3b.

²⁸ Employment and Economic Study (2012) Stage 1 Report [existing employment sites]

²⁹ Central Bedfordshire Council (2015) Houghton Conquest & Haynes Ward Profile

³⁰ Central Bedfordshire Landscape Character Assessment (2015) Type 5

Historic Environment: The settlement contains a small number of *Listed Buildings*, which are evenly spread around the village. The Listed Buildings include the local church and the Old Rectory. To the south of the settlement there is a *Scheduled Monument*, designated for its moated site and 2 associated fishponds.

The south-west of the settlement is located within a designated *Archaeological Notification Area*. There are additional areas of Archaeological Notification Areas around the south-west and north-east of the settlement.

Biodiversity: To the south of Houghton Conquest is Kings Wood and Glebe Meadows, a designated SSSI, Local Nature Reserve and County Wildlife Site. The site contains Lowland Meadows and Mixed Deciduous Woodland. To the west of the settlement there are three County Wildlife Sites located on former quarrying sites, and to the east there are an additional two County Wildlife Sites. There are areas of Lowland Meadow and Mixed Deciduous Woodland located around the two sites to the east. The Green Infrastructure Network borders the village to the north, east and south, and forms part of GI corridor 5³¹. The Biodiversity Network borders the settlement to the south, as does the Greensand Ridge Nature Improvement Area.

Flood Risk: There is an area of land to the north-west of the settlement around the disused clay pits which is located within a flood risk area (2 & 3)³².

SENSITIVITY & DEVELOPMENT EFFECTS

The settlement contains some key environmental receptors which are sensitive to development, including best and most versatile agricultural land, a SSSI, County Wildlife Sites and land located within the Green Infrastructure and Biodiversity Networks. The settlement also contains Listed Buildings and a Scheduled Monument creating heritage settings that support the character and distinct identity of the settlement. The sensitivity of the settlement community and environment is considered to be MEDIUM.

CAPACITY ASSESSMENT

Communities

1. Education: There is limited capacity at existing school sites and no room for expansion indicating a low capacity. Significant development would require new land to facilitate the increased educational requirements.
2. Healthcare: Lack of healthcare facilities indicating a low capacity.
3. Retail/Groceries/Newsagent/Post Office: Some facilities present, including a post office indicating a medium to low capacity.

³¹ <http://bedfordshirenaturally.com/wp-content/uploads/2015/01/GI-plan-leaflet.pdf>

³² Environment Agency (2016) Flood Map for Planning

4. Leisure/Cultural: Limited to children's play area indicating a low capacity. Development could contribute to addressing small deficits in the provision of small amenity spaces.
5. Green Belt: No designated Green Belt constraints

Transport & Movement

6. A rail link is located at Stewartby around 3 miles away, however, the settlement is less well-served by bus connections which are of varying quality and reliability. There is however, good access to the strategic road network.

Environment

7. Development in the north and south of the settlement is constrained by the GI and Biodiversity Networks. Further in the north beyond the B530 there is also a CWS which is subject to flood risk in areas.
8. Development to the south of the settlement also has the potential to affect the setting of the Scheduled Monuments.
9. Development in the south of the settlement may affect sensitive biodiversity areas, particularly the SSSI, however it could also contribute to the objectives of the Greensand Ridge Nature Improvement Area.

HOUGHTON CONQUEST SUMMARY

Capacity: Low

Development in Houghton Conquest is constrained by a lack of services and facilities, particularly educational and healthcare facilities.

Houghton Conquest (and adjacent areas) has seen significant growth in recent years, and this is putting pressure on existing services, facilities and infrastructure in the village. Whilst development of a sufficient scale could support improved service and facility provisions, this could only be achieved through the loss of agricultural land, and any development is likely to affect the character of the settlement.

Some low level growth could be supported, and significant environmental constraints can largely be avoided through the appropriate siting of development, particularly in the east and west of the settlement. Development could also lead to environmental improvements through increased connectivity.

LIDLINGTON

Lidlington is a village in the north-west of Central Bedfordshire with a residential population of 1,350 people and containing 550 dwellings³³.

CONTEXT & ASSETS

Planning: At this stage there is no designated Neighbourhood Planning Area for Lidlington, and the settlement is not located within or surrounded by Green Belt land.

People, Community Facilities and Services: The geo-demographic profile³⁴ identifies Lidlington as consisting of “householders in inexpensive village homes” and “thriving families with children and careers”. ONS data³⁵ for the Lower Layer Super Output Area that Lidlington is located within reveals the median age of residents to be 39, and that there are almost twice as many residents under 16 than over 65.

Services and facilities available within Lidlington include a community centre, a lower school, a food-serving pub and a children's play area. The settlement does not have any secondary education facilities, any banking facilities, any healthcare facilities, any post offices, any supermarkets or convenience stores, any restaurants/takeaways or any recreational facilities. Notable towns with superstores close³⁶ to the Lidlington area include Cranfield (approx. 5 miles), Ampthill (approx. 4 miles) and Flitwick (approx. 5 miles).

Lidlington has 8 Leisure Strategy sites³⁷, a number of which are of a large size, and the sites are mostly located on the borders of the settlement. Lidlington has a surplus of informal large recreation areas, play areas for children, facilities for young people and allotments. However, there is a deficit of small amenity spaces and formal large recreation areas³⁸.

Education: Thomas Johnson Lower School is close to capacity; however, the school site could accommodate an expansion of 2 FEs³⁹ which would allow for an additional 210 pupils, equivalent to 600 houses. Fulbrook Middle School (Woburn Sands) has a small amount of existing capacity; however, the school site cannot accommodate expansion. Vandyke Upper School and Community College (Leighton Buzzard) has existing capacity however an increase in student numbers is predicted in the pupil forecast and the site cannot accommodate expansion. Redborne Upper School and Community College (Ampthill) is close to capacity and an increase in student numbers is predicted in the pupil forecast, however the site can accommodate expansion.

³³ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

³⁴ Ibid.

³⁵ ONS (2011) Neighbourhood Statistics- 009A Lower Layer Super Output Area

³⁶ Google Maps (2016)

³⁷ Central Bedfordshire Council Leisure Strategy GIS Map Data

³⁸ Central Bedfordshire Council Leisure Strategy Parish Profile

³⁹ Forms of Entry

Employment: There are no significant employment areas within Lidlington⁴⁰. ONS data⁴¹ for the Lower Layer Super Output Area that Lidlington is located within reveals that 14% of residents work part-time, 44.8% work full-time and 11.6% are retired. These percentages are similar to those for Central Bedfordshire as a whole. The main industries of employment in the LLSOA area are wholesale & retail, construction and education. Overall, 28% of ward residents work within the ward and 12% worked elsewhere within Central Bedfordshire. The most commuted to destination outside of Central Bedfordshire is Milton Keynes⁴².

Transport and Movement:

Road: Lidlington has access to the primary road network, being connected to the M1 via junction 13 to the south and the A507. The level of stress on the M1 is high. The M1 in the vicinity of junction 13 operates at between 110-130% of capacity. However, the Highways Agency anticipates that levels of stress on the network will increase in the period up until 2026 to 130-150% of capacity as a consequence of the increase in demand for to travel along the corridor⁴³. The local road network connects the settlement to Marston Moretaine and Brogborough.

Rail: Lidlington has a railway station which is on the Marston Vale Line between Bletchley and Bedford Midland. London Midlands operates the services, and there are 16 trains per day in each direction, running at approximately hourly intervals. There is no Sunday service⁴⁴.

Bus: Lidlington is served by a small number of bus services, however the majority of these are infrequent and offer limited destinations. Some of the services are also only available on-demand⁴⁵.

Other Infrastructure:

Sewerage and Wastewater Treatment: Lidlington is located in the Marston Moretaine Wastewater Treatment Works (WwTW) catchment area. The other settlements located in this catchment area are Marston Moretaine, Upper and Lower Shelton and Cranfield. The settlements in this WwTW catchment have a combined capacity of 2971 dwellings⁴⁶.

The National Grid is to be investigated when other technical studies are completed.

Landscape & Land Quality:

Landscape Character Type (LCT): Lidlington is located within the North Marston Clay Vale LCT. This LCT is a large scale, open vale, located between elevated landscapes that provides a sense of containment. The land use is a mix of agriculture and fragmented by industrial activity including brick works, open cast

⁴⁰ Employment and Economic Study (2012) Stage 1 Report [existing employment sites]

⁴¹ ONS (2011) Neighbourhood Statistics- 009A Lower Layer Super Output Area (LLSOA)

⁴² Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁴³ Central Bedfordshire Council (2012) Marston Vale Local Area Transport Plan

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ JBA Consulting (2016) Central Bedfordshire Water Cycle Study

clay pits, landfill, distribution centres and industrial estates, and major transport corridors⁴⁷.

Best and Most Versatile Agricultural Land: The settlement and much of the land is located in Grade 3 agricultural land, however the sub-grade (3a or 3b) is not known. To the south of Lidlington there is an area of Grade 2 agricultural land.

Historic Environment: Lidlington only has a small number of *Listed Buildings* which are mostly situated in the south of the settlement, with a detached individual building located to the north of the village. Also to the north of Lidlington is a large *Scheduled Monument*, designated due to the presence of a medieval village and moated site. An *Archaeological Notification Area* encompasses the Scheduled Monument, with a second area located partially in the centre and in the south of the village.

Biodiversity: Lidlington Pit County Wildlife Sites (CWS) is to the north-east of the settlement, Brogborough Lake CWS is to the north-east, Boughton Ends Grasslands CWS is to the south-west, and Millbrook Warren CWS and Heydon Hill CWS are to the south and south-east. There are small blocks of Lowland Mixed Deciduous Woodland, Lowland Meadows and Lowland Beech and Yew around the CWSs to the south, south-west and south-east. The settlement is also located in the Greensand Ridge Nature Improvement Area, although the land to the north, east and south is not. The Green Infrastructure Network encompasses the land to the east, south and west, forming part of GI corridor 5⁴⁸. The Biodiversity Network largely borders the village to the east and west, where the CWSs are and around the priority habitats.

Flood Risk: There are no areas of flood zone in or around Lidlington⁴⁹.

SENSITIVITY & DEVELOPMENT EFFECTS

The settlement contains sensitive environmental receptors including best and most versatile agricultural land, County Wildlife Sites and Priority Habitats. The settlement also contains designated heritage assets in the form of Listed Buildings, a large Scheduled Monument and Archaeological Notification Areas. The sensitivity of the settlement community and environment is considered to be MEDIUM.

CAPACITY ASSESSMENT

Communities

1. Education: The lower school has capacity to expand, but there are no middle or upper schools in the settlement, although those in neighbouring

⁴⁷ Central Bedfordshire Landscape Character Assessment (2015) Type 5

⁴⁸ <http://bedfordshirenaturally.com/wp-content/uploads/2015/01/GI-plan-leaflet.pdf>

⁴⁹ Environment Agency (2016) Flood Map for Planning

settlements appear to have capacity to expand, indicating low/medium capacity.

2. Healthcare: The settlement has no facilities indicating low capacity.
3. Retail/Grocer/Newsagent/Post Office: The settlement has no facilities, although these are available in nearby Marston Moretaine and further afield in Flitwick and Ampthill, indicating low/medium capacity.
4. Leisure/Cultural: The settlement has no facilities itself and so capacity is low.
5. Green Belt: The settlement is not within the Green Belt.

Transport & Movement/Infrastructure

6. The settlement has a rail station on the Bedford branch line. It has poor bus services but good access to the primary road network including the M1. Capacity is therefore considered to be medium.

Environment

7. There are County Wildlife Sites in the surrounding area covering woodland and lakes (restored minerals sites). The area is covered by the Biodiversity Network indicating potential and connectivity, but the land use is predominantly intensive agricultural.
8. There are a small number of Listed Buildings in the south of the village, while there is a Scheduled Monument at Thrupp End Farm at the northern edge of the settlement.

LIDLINGTON SUMMARY

Capacity: LOW

The settlement is lacking in a range of facilities and services including middle or upper schools, but is reasonably well connected and accessible given its rail station and proximity to the M1. The area around the settlement is generally free of major environmental and planning constraints, apart from BMV agricultural land. Development may provide opportunities for environmental enhancements including to green infrastructure, and improve the viability and provision of services and facilities. However, anything other than small-scale growth is likely to be of detriment to the character and identity of Lidlington, and therefore capacity is judged to be low.

LOWER & UPPER SHELTON

Lower & Upper Shelton are located in the north-west of Central Bedfordshire. The settlements are bordered to the south by the A421, and is located 5 miles to the south of Bedford.

CONTEXT & ASSETS

Planning: At this stage there is no designated Neighbourhood Planning Area for the settlement, and Shelton is not located within or surrounded by Green Belt land.

People, Community Facilities and Services: The geo-demographic profile⁵⁰ identifies Shelton as consisting of “householders in inexpensive village homes”. ONS data⁵¹ for the Lower Layer Super Output Area that Shelton is located within reveals the median age of residents to be 36, and that there are significantly more residents under the age of 16 than over the age of 65.

Services and facilities available within Shelton are limited to Shelton Lower School and a food-serving pub. The settlement does not have any secondary education facilities, any healthcare facilities, any banking facilities, any restaurants/pubs, any recreational facilities, any supermarkets/convenience stores, any post offices or any community centres. Notable towns with superstores close⁵² to the Marston Moretaine area include Ampthill (approx. 7 miles), Bedford (approx. 6 miles) and Cranfield (approx. 4 miles). Shelton has 3 Leisure Strategy sites⁵³ which are clustered in the north around Upper Shelton, however the surplus/deficit of open spaces within Shelton has not been identified.

Education: Shelton Lower School has a small amount of existing capacity; however, the school site cannot accommodate expansion⁵⁴.

Employment: There are no significant employment areas within Shelton⁵⁵. ONS data⁵⁶ for the Lower Layer Super Output Area that Shelton is located within reveals that 12.7% of residents work part-time, 49.1% work full-time and 8.1% are retired. The full-time employment figures for this area are higher than the percentage for Central Bedfordshire as a whole, whilst the percentage of residents who are retired or work part-time is lower. The main industries of employment in the LLSOA are wholesale & retail, construction and education. Overall 28% of ward residents work within the ward and 12% worked elsewhere within Central Bedfordshire. The most commuted to destination outside of Central Bedfordshire is Milton Keynes⁵⁷.

⁵⁰ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁵¹ ONS (2011) Neighbourhood Statistics- 009B Lower Layer Super Output Area

⁵² Google Maps (2016)

⁵³ Central Bedfordshire Council Leisure Strategy GIS Map Data

⁵⁴ Central Bedfordshire Council Education Capacity Information (2016)

⁵⁵ Employment and Economic Study (2012) Stage 1 Report [existing employment sites]

⁵⁶ ONS (2011) Neighbourhood Statistics- 009B Lower Layer Super Output Area (LLSOA)

⁵⁷ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

Transport and Movement:

Road: Shelton does not have access to the primary road network, but the local road network connects the settlement to Cranfield and Marston Moretaine. There is access to the village centre via public footpaths/cycle paths.

Rail: The settlement does not have a railway station, with the closest station being Millbrook, 2.3 miles to the south. The station is on the Marston Vale Line and there are 16 trains per day in each direction, running at approximately hourly intervals. There is no Sunday service⁵⁸.

Bus: Shelton is serviced by a small range of bus services, with 1 service running hourly and the others running highly infrequently. There are both commercial and community services⁵⁹.

Other Infrastructure:

Sewerage and Wastewater Treatment: Shelton is located in the Marston Moretaine Wastewater Treatment Works (WwTW) catchment area. The other settlements located in this catchment area are Marston Moretaine, Lidlington and Cranfield. The settlements in this WwTW catchment have a combined capacity of 2971 dwellings⁶⁰.

The National Grid is to be investigated when other technical studies are completed.

Landscape & Land Quality:

Landscape Character Type (LCT): The settlement is located within the North Marston Clay Vale LCT. This area is an open vale and therefore has an open character with expansive views across the vale. The landscape has a mix of agriculture and fragmented industrial activity including brick works, open cast clay pits and distribution centres. There are a number of major transport routes cutting through the landscape, including main railway lines and the A421⁶¹.

Best and Most Versatile Agricultural Land: There is an area of Grade 2 agricultural land to the north of Upper Shelton, although the rest of the settlement and the surrounding land is located within Grade 3 agricultural land (sub-grade 3a or 3b is not known). The land to the south, south-east of Lower Shelton is non-agricultural.

Historic Environment: Shelton only has 1 *Listed Building*, which is Shelton Manor, and is located in Lower Shelton. The majority of both Lower Shelton and Upper Shelton are located within an *Archaeological Notification Area*, aside from a few dwellings located outside of the designations along Lower Shelton Road.

Biodiversity: Stewartby Lake County Wildlife Site is located to the south of Lower Shelton, as is a small band of Lowland Mixed Deciduous Woodland. Both the Biodiversity Network and the Green Infrastructure Network (forming part of GI

⁵⁸ Central Bedfordshire Council (2012) Marston Vale Local Area Transport Plan

⁵⁹ Ibid.

⁶⁰ JBA Consulting (2016) Central Bedfordshire Water Cycle Study

⁶¹ Central Bedfordshire Landscape Character Assessment (2015) Type 5

corridor 5⁶²) immediately borders Lower Shelton to the south, and Upper Shelton to the north and west.

Flood Risk: There is a large area of flood risk (zones 2 & 3) directly to the south of Lower Shelton around Stewartby Lake⁶³.

SENSITIVITY & DEVELOPMENT EFFECTS

The settlement contains some key environmental receptors which are sensitive to development, including best and most versatile agricultural land, a County Wildlife Site and land located within the Green Infrastructure and Biodiversity Network. There is an area of flood zone to the south of the settlement. The settlement also contains valued cultural heritage assets that support the character and distinct identity of the settlement, including a Listed Building. The sensitivity of the settlement community and environment is considered to be LOW-MEDIUM.

CAPACITY ASSESSMENT

Communities

1. Education: The lower school has capacity to expand, with middle or upper schools accessible in Bedford, indicating medium capacity.
2. Healthcare: The settlement has no facilities but there is a doctors' surgery in nearby Marston Moretaine and other facilities accessible in Bedford, indicating medium capacity.
3. Retail/Grocer/Newsagent/Post Office: There are no services in the settlement itself but Marston Moretaine has a range of facilities (although the settlements are separated by the A421) which indicates low/medium capacity.
4. Leisure/Cultural: The settlement has no formal facilities but in common with neighbouring Marston Moretaine has good informal outdoor recreational opportunities indicating low/medium capacity.
5. Green Belt: No Green Belt constraints.

Transport & Movement/Infrastructure

6. The settlement has access to the A421 and so to Bedford to the north east and the M1 to the south, and is close to Cranfield. There is no proximate rail station and the bus service is poor indicating low/medium capacity.

Environment

7. There is a County Wildlife Site to the north.

⁶² <http://bedfordshirenaturally.com/wp-content/uploads/2015/01/GI-plan-leaflet.pdf>

⁶³ Environment Agency (2016) Flood Map for Planning

8. There is one Listed Building in Lower Shelton.

LOWER & UPPER SHELTON SUMMARY

Capacity: LOW

The settlement is small and separated from Marston Moretaine by the A421, although there is vehicular access across the road to the south of the settlement and via the footpath/cycleway under the road. Services are limited, but the access to the A421 and so Bedford, and proximity to Marston Moretaine and Cranfield, provides accessibility to a wider range of services. Whilst there are no major environmental or planning constraints on development, apart from loss of BMV agricultural land, and growth of sufficient scale could deliver services and facilities to improve local accessibility, anything other than small-scale growth is likely to be of detriment to the character and identity of Lower and Upper Shelton, and therefore capacity is judged to be low.

MARSTON MORETAINE

Marston Moretaine is a village and civil parish in Central Bedfordshire with a residential population of 4560 people and 2290 dwellings⁶⁴. The settlement is located between Bedford and Milton Keynes, and is bordered to the north and west by the A421. The Marston Vale Rail Line runs to the east of the village. The village contains a large church which was built in 1340, which has a detached bell tower. The area is historically known for brick making, and the surrounding area contains a number of exhausted clay pits⁶⁵. Marston Vale Millennium Country park is situated to the north-east of the settlement.

CONTEXT & ASSETS

Planning: Marston Moretaine has a designated Neighbourhood Planning Area, that follows the parish boundary⁶⁶, however The Neighbourhood Plan is yet to be developed. The settlement is not located within or surrounded by Green Belt designated land.

People, Community Facilities and Services: The geo-demographic profile⁶⁷ identifies that the area consists of "mature suburban owners in mid-range housing", "younger households in housing priced within their means", "householders in inexpensive village homes" and "elderly people reliant on support". ONS data⁶⁸ for the Cranfield and Marston Moretaine area reveals the median age for the area as 37, and that there is a higher number of residents under the age of 16 than over the age of 65.

The settlement contains a number of services and facilities including 2 pre-schools/nurseries, 2 lower schools, 3 ATMs, a pharmacy, a doctor's surgery, 2 convenience stores, a post office, 7 restaurants/takeaways, a food serving pub, outdoor recreational facilities and a children's play area. This settlement does not have any secondary education facilities, supermarkets, community centres or entertainment venues. Notable towns with superstores close⁶⁹ to the Marston Moretaine area include Ampthill (approx. 5 miles) Flitwick (approx. 5 miles) and Cranfield (approx. 3 miles). There is a variety of clubs and groups operating in the settlement.

Marston Moretaine contains a number of Leisure Strategy sites⁷⁰, with the largest being the Marston Vale Millennium Country Park to the north-east. Within the village there are smaller sites such as the recreation ground and children's play area. The settlement has a small deficit of urban parks, formal large recreation areas, informal large recreation areas and small amenity spaces. The settlement has a small surplus of facilities for young people, allotments and play areas for children⁷¹.

⁶⁴ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁶⁵ <http://www.aboutbritain.com/towns/marston-moretaine.asp>

⁶⁶ Central Bedfordshire Council – Neighbourhood Planning

⁶⁷ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁶⁸ ONS (2011) Neighbourhood Statistics- Cranfield & Marston Moretaine Ward

⁶⁹ Google Maps (2016)

⁷⁰ Central Bedfordshire Council Leisure Strategy GIS Map Data

⁷¹ Central Bedfordshire Council (2016) Leisure Strategy Parish Profile

Education: Forest End Lower School (Church End) has existing capacity, however an increase in student numbers is predicted in the pupil forecast. An expansion is already planned - more land or a new school site would be required. Church End Lower School also has existing capacity, however an increase in student numbers is predicted in the pupil forecast⁷².

Employment: Marston Moretaine does contain a significant employment area⁷³. There are 411 hectares of existing allocated employment land for the Marston Moretaine/Cranfield area, of which around 85% is rated as good or very good⁷⁴. ONS data⁷⁵ for the Cranfield and Marston Moretaine area shows that 39% of residents are in full time employment, 13% work part time and 11% are retired. These proportions are all lower than the percentages for Central Bedfordshire as a whole.

Transport and Movement: The settlement is connected to the primary road network, being connected to the A421 to the west and south. The nearest railway station is located outside of the settlement, with the closest station being Millbrook, a mile to the east. The settlement contains bus stops for residential use.

Bus: The quality of the waiting facilities varies within each village (within the Transport Plan Local Area). In some cases, bus shelters are provided complete with laybys, raised kerbs and bespoke timetable information, whilst in other cases only bus stop flags are provided with timetable information stuck or tied to the pole. There is a wide variation in the frequency services with many of the villages and rural areas having weekly or even monthly services only⁷⁶.

Rail: Although the settlement has no railway station, Millbrook station is only a mile away. The Area is served by the Marston Vale railway line between Bletchley and Bedford Midland with services operated by London Midland. There are 4 stations in this LATP area – Millbrook, Lidlington, Ridgmont and Aspley Guise and there are 16 trains per day in each direction, running at approximately hourly intervals. There is no Sunday service⁷⁷.

Other Infrastructure:

Sewerage and Wastewater Treatment: Marston Moretaine is located in the Marston Moretaine Wastewater Treatment Works (WwTW) catchment area. The other settlements located in this catchment area are Lidlington, Upper & Lower Shelton and Cranfield. The settlements in this WwTW catchment have a combined capacity of 2971 dwellings⁷⁸.

The National Grid is to be investigated when other technical studies are completed.

⁷² Central Bedfordshire Council Education Capacity Information (2016)

⁷³ Employment and Economic Study (2012) Stage 1 Report [existing employment sites]

⁷⁴ Ibid.

⁷⁵ ONS (2011) Neighbourhood Statistics- Cranfield & Marston Moretaine Ward

⁷⁶ Central Bedfordshire Council (2012) Marston Vale Local Area Transport Plan

⁷⁷ Ibid.

⁷⁸ JBA Consulting (2016) Central Bedfordshire Water Cycle Study

Landscape & Land Quality:

Landscape Character Type (LCT): The settlement is located within the North Marston Clay Vale LCT. This area is an open vale and therefore has an open character with expansive views across the vale. The landscape has a mix of agriculture and fragmented industrial activity including brick works, open cast clay pits and distribution centres. There are a number of major transport routes cutting through the landscape, including main railway lines and the A421⁷⁹.

Best and Most Versatile Agricultural Land: The settlement and most of the land located to the north and west is in Grade 3 agricultural land, however, it is unknown whether this is sub-grade 3a or 3b.

Historic Environment: There are a small number of *Listed Buildings* within the settlement, all of which are located in the south of the village around the church. In the south of the settlement there is also a moated site, which is a designated *Scheduled Monument*. The south-west of the settlement is a designated *Archaeological Notification Area*. A portion of the north-west of the village is similarly designated.

Biodiversity: To the west of the settlement, on the other side of the A421 is Marston Thrift, a designated SSSI, Local Nature Reserve and County Wildlife Site containing Lowland Mixed Deciduous Woodland. To the north and east of the settlement there are 2 County Wildlife Sites, Stewartby Lake and Millbrook Pilling Pit. Around these 2 sites there are areas of Lowland Calcareous Grassland, Reedbeds and Lowland Fens. The Biodiversity Network and Green Infrastructure Network borders the settlement to the east and south, and the GI land is part of GI corridor 5⁸⁰

Flood Risk: To the north-east of the settlement there is a large area of designated flood zone (2 & 3) around Stewartby Lake. There is a smaller area of flood zone to the south-east of the settlement, by the church, and another small area further south of the settlement⁸¹.

SENSITIVITY & DEVELOPMENT EFFECTS

The settlement contains some key environmental receptors which are sensitive to development, including best and most versatile agricultural land, an SSSI, County Wildlife Sites and land located within the Green Infrastructure and Biodiversity Network. There are areas of flood zone to the north and south of the settlement. The settlement also contains valued cultural heritage assets that support the character and distinct identity of the settlement, including Listed Buildings and a Scheduled Monument. The sensitivity of the settlement community and environment is considered to be MEDIUM.

⁷⁹ Central Bedfordshire Landscape Character Assessment (2015) Type 5

⁸⁰ <http://bedfordshirenaturally.com/wp-content/uploads/2015/01/GI-plan-leaflet.pdf>

⁸¹ Environment Agency (2016) Flood Map for Planning

CAPACITY ASSESSMENT

Communities

1. Education: There is capacity at the existing junior schools (Forest End and Church End) with planned expansion. This indicates reasonably high capacity.
2. Healthcare: The settlement has a doctors' surgery. Other services are available in neighbouring Cranfield or in Bedford. This indicates medium capacity.
3. Retail/Groceries/Newsagent/Post Office: The settlement has a reasonable range of services including 2 ATM's, a supermarket, a post office, 3 restaurants/takeaways, and a food serving pub, with superstores within easy travelling distance in nearby towns. This indicates medium capacity.
4. Leisure/Cultural: The settlement is lacking in formal facilities and venues, but has reasonable outdoor informal recreational facilities including a Country Park. This indicates medium capacity.
5. Green Belt: No Green Belt constraints.

Transport & Movement/Infrastructure

6. The settlement has no rail links, but Millbrook station is 1 mile away and so there is access to rail services to Bedford. Road connectivity is reasonable to Bedford in the east and the M1 and Milton Keynes to the west via the A421, with bus services providing public transport. This indicates that capacity is medium.

Environment

7. The County Wildlife Sites to the north and east relate to the lake and country park as so are considered unlikely to be adversely affected by development. Ecological connectivity could be affected and so opportunities to enhance the green infrastructure and biodiversity networks that surround the settlement should be taken.
8. Development in and around the south of the village centre could affect Listed Buildings and the SM and its setting. It is likely that adverse effects could be avoided through location and design.
9. There is a limited area of Flood Zone 2 and 3 to the north east (Stewartby Lake) and east of the village which would constrain development, although the extent of flood plain is limited.

MARSTON MORETAINE SUMMARY

Capacity: Medium

The land in and around the settlement is not covered by national planning or environmental designations and so is relatively free of policy constraint. The

country park to the east and Stewartby Lake to north represent physical and natural borders to the settlement constraining opportunities for development. The SM in the south of the village would need to be safeguarded from harm.

The settlement is well served by road with the A421 providing good links to Bedford, and a proximate branch line rail station in Millbrook with direct trains to Bedford and via Bletchley to Milton Keynes for access to education and employment, and a wider range of retail, recreational and cultural offers.

Development would be likely to result in loss of Grade 3 agricultural land, although it is not clear whether this will be the higher Grade 3a land. Green Infrastructure and Biodiversity Network areas cover much of the area around the settlement and there may be scope for enhancement of green infrastructure and biodiversity through new development.

However, the level of development already planned and underway within Marston Moretaine and adjacent areas is significant. This is putting pressure on existing services, facilities and infrastructure in the village. Further development in Marston Moretaine may also harm the character and feel of the settlement.

SALFORD

Salford is a small village in the north-west of Central Bedfordshire with a residential population of 210 people and containing 90 dwellings (population and dwellings figures combined with Hulcote)⁸².

CONTEXT & ASSETS

Planning: The Parish boundary is identified by Central Bedfordshire Council⁸³ and at this stage, there is no designated Neighbourhood Planning Area for Salford. The settlement is not located within or surrounded by Green Belt land.

People, Community Facilities and Services: The geo-demographic profile⁸⁴ identifies Salford as consisting of “well-off homeowners in rural locations”. ONS data⁸⁵ for the LLSOA that Salford is located within, reveals the median age of residents to be 30⁸⁶, and that the area has a higher number of residents under the age of 16 than over the age of 65.

Services and facilities available within Salford include a community centre, an outdoor recreational area and 2 food serving pubs. The settlement does not have any educational facilities, any healthcare facilities, any banking facilities, any supermarkets or convenience stores, a post office or any restaurants/takeaways. Notable towns with superstores close⁸⁷ to the Salford area include Milton Keynes (approx. 4 miles, outside of Central Bedfordshire) and Cranfield (approx. 3 miles)

Salford only has 3 small Leisure Strategy sites⁸⁸ that are located in the centre of the village. The settlement has a large surplus of informal large recreation areas, and a small deficit of allotments, play areas for children, formal large recreation areas and small amenity spaces (surplus/deficit information is for Salford & Hulcote combined)⁸⁹.

Education: Fulbrook Middle School has a small amount of existing capacity and the school site does not have the capacity to accommodate expansion. Vandyke Upper School and Community College has existing capacity and an expansion is already planned - more land or new school site would be required⁹⁰.

Employment: There are no significant employment areas within Salford⁹¹. ONS data⁹² for the LLSOA that Salford is located within reveals that 9% of residents work

⁸² Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁸³ Central Bedfordshire Council Call for Sites Settlement Maps

⁸⁴ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁸⁵ ONS (2011) Neighbourhood Statistics- 007G Lower Layer Super Output Area (LLSOA)

⁸⁶ This comparatively young average age is influenced by Cranfield University, which is also in the same LLSOA

⁸⁷ Google Maps (2016)

⁸⁸ Central Bedfordshire Council Leisure Strategy GIS Map Data

⁸⁹ Central Bedfordshire Council Leisure Strategy Parish Profile

⁹⁰ Central Bedfordshire Council Education Capacity Information (2016)

⁹¹ Employment and Economic Study (2012) Stage 1 Report [existing employment sites]

⁹² ONS (2011) Neighbourhood Statistics- 007G Lower Layer Super Output Area (LLSOA)

part-time, 26.5% work full-time and 8.9% are retired. These percentages are significantly lower than those for Central Bedfordshire as a whole, however the LLSOA has a large proportion of residents who are students due to the presence of Cranfield University. The main industries of employment in the ward are education, wholesale & retail and manufacturing. Overall 28% of ward residents work within the ward and 12% worked elsewhere within Central Bedfordshire. The most commuted to destination outside of Central Bedfordshire is Milton Keynes⁹³.

Transport and Movement:

Road: Salford is not directly connected to the primary road network but has access to the M1, via Junction 13, and the A421, 2 miles to the east. The level of stress on the M1 is high. The M1 in the vicinity of Junction 13 operates at between 110-130% of capacity. However, the Highways Agency anticipates that levels of stress on the network will increase in the period up until 2026 to 130-150% of capacity as a consequence of the increase in demand for to travel along the corridor⁹⁴. The local road network also connects the settlement with Cranfield to the north and Milton Keynes to the west.

Rail: The settlement does not have a railway station, with the closest station being Ridgmont, 2.4 miles to the south-east and on the Marston Vale Line.

Bus: Salford is served by bus services, however there are no further details about frequency or destinations on the Local Area Transport Plan.

Other Infrastructure:

Sewerage and Wastewater Treatment: The sewerage and wastewater capacity of the Wastewater Treatment Works that Salford is within the catchment for is unknown. Possible that the Wastewater Treatment Works is located within Milton Keynes.

The National Grid is to be investigated when other technical studies are completed.

Landscape & Land Quality:

Landscape Character Type (LCT): Salford is located within the Salford-Aspley Clay Vale LCT. This LCT is a large to medium scale flat and open clay vale and arable farming remains the predominant land use contained within a fairly strong surviving hedgerow network. Intermittent views provided across the vale to the prominent landscapes of the Greensand Ridge that borders the vale to the south and provide a sense of containment, plus views to the elevated clay plateau landscape to the north⁹⁵.

Best and Most Versatile Agricultural Land: The land to the north, east, south and partially to the west of the settlement is Grade 3 agricultural land, however the sub-grade (3a or 3b) is not known. Further to the west is an area of Grade 2 agricultural land.

⁹³ Central Bedfordshire Council (2015) Cranfield & Marston Moretaine Ward Profile

⁹⁴ Central Bedfordshire Council (2012) Ampthill & Flitwick Local Area Transport Plan

⁹⁵ Central Bedfordshire Landscape Character Assessment (2015) Type 5

Historic Environment: Salford has a small number of *Listed Buildings* which are mostly located around the centre of the village, including the church and manor house. The entire settlement is located within an *Archaeological Notification Area*.

Biodiversity: There are no international, national or local wildlife sites in or immediately around the settlement. There is a Traditional Orchard in the village, and a small block of Lowland Mixed Deciduous Woodland to the south of Salford. The Biodiversity Network encompasses the land to the south of the settlement, and there are small bands of the Green Infrastructure Network a short distance to the north, east, and south of Salford, forming part of GI corridor 5⁹⁶.

Flood Risk: Passing through the south of the settlement from east to west is a band of flood risk (zones 2 & 3). A second band of flood risk (zones 2 & 3) is located just under half a mile to the west of the settlement⁹⁷.

SENSITIVITY & DEVELOPMENT EFFECTS

The settlement contains sensitive environmental receptors including best and most versatile agricultural land and some Priority Habitats, and is partially bordered by flood zones. The settlement also contains designated heritage assets in the form of Listed Buildings. The sensitivity of the settlement community and environment is considered to be LOW.

CAPACITY ASSESSMENT

Communities

1. Education: There is limited capacity in existing schools in the catchment area, some of which already have expansions planned. New expansion land or new school sites would be required to accommodate significant new growth indicating a low capacity.
2. Healthcare: Lack of healthcare facilities indicating a low capacity.
3. Retail/Groceries/Newsagent/Post Office: Lack of retail / convenience facilities indicating a low capacity.
4. Leisure/Cultural: Outdoor recreational facilities only indicating a low capacity. Development could contribute to addressing small deficits in the provision of allotments, play areas for children, formal large recreation areas and small amenity spaces.
5. Green Belt: No designated Green Belt constraints.

Transport & Movement

⁹⁶ <http://bedfordshirenaturally.com/wp-content/uploads/2015/01/GI-plan-leaflet.pdf>

⁹⁷ Environment Agency (2016) Flood Map for Planning

6. Rail links are located outside of the settlement, with the closest at Ridgmont, around 2.5 miles away, buses serve the settlement, however the quality and frequency of the services are not known at this stage, indicating a low capacity. There is also no direct access to the primary road network, and the M1 motorway in the east is known to be congested.

Environment

7. The south of the settlement is constrained by areas of flood risk and the Biodiversity Network. Development, particularly to the west, may also result in the loss of best and most versatile agricultural land.

SALFORD SUMMARY

Capacity: Low

Development is constrained by a lack of easily accessible services and facilities, particularly educational, healthcare, retail / convenience, and leisure facilities. Larger scale development would need to be provided in order to support improved service and facility provisions. Although areas for development exist in northern half of the settlement, which can avoid the significant environmental constraints and offer the potential for the settlement to grow, providing increased access to services and facilities, anything other than small-scale growth is likely to be of detriment to the character and identity of Salford, and therefore capacity is judged to be low.