

Strategic Employment Site
Assessment Technical
Document

The logo for Central Bedfordshire, featuring the words "Central" and "Bedfordshire" stacked vertically in white text inside a solid green circle.

Central
Bedfordshire

Appendix D :

Outcome of Strategic Site Assessments



Site Ref	Pass / Fail	Final Assessment	Site Name	Site Address	Parish	Green Belt	Site Size (Ha)
NLP008	Pass	<p>Main issues</p> <ul style="list-style-type: none"> - Existing downstream flooding. Development must not exacerbate this. - Site has poor transport connections and access to services. - Landscape considers very limited capacity for downscale development. Mitigation and enhancement required. <p>Site is considered suitable to accommodate the proposed development. Impact on landscape character is a constraint. Therefore development should be minimised at the north east to protect views and appropriate mitigation and planting should be incorporated into development.</p> <p>Market signals indicate that, considering the market conditions, light industrial uses would be more suitable in this location than offices.</p>	Land at Hitchin Road, Shefford	Land at Hitchin Road, Shefford TL158379	Clifton	No	14.46
NLP034	Pass	<p>Main impacts</p> <ul style="list-style-type: none"> - 11.7% in FZ 2/3 (northern boundary - may limit access & egress) - Landscape considers very limited capacity for development. Considers any development would need to be small scale and accommodate canal park. Landscape not appropriate for screening. - Requires appropriate archaeological mitigation. - Open space / leisure considers unacceptable - Important views and route of M&BK Waterway. <p>Site is considered appropriate to accommodate the proposed development. Strategic location adjacent to M1 is highly suitable for commercial development. However development should be sensitive to landscape character (i.e. in scale and massing). Development should relate positively to M&BK Waterway.</p> <p>Market signals indicate there is evidence of a strong distribution market in the local area. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.</p>	Land at Bedford Road, Husborne Crawley	Bedford Road, Husborne Crawley SP953372	Husborne Crawley	No	14.59

Site Ref	Pass / Fail	Final Assessment	Site Name	Site Address	Parish	Green Belt	Site Size (Ha)
NLP054	Pass	<p>Main impacts</p> <ul style="list-style-type: none"> - There are a number of heritage assets on or adjacent to the site boundary - Site adjacent to SSSI and GCN habitat. Requires buffer and ecological enhancements. - Site is within the FoMV. Therefore would require 30% woodland cover. Adjacent to Marston Thrift - would need buffering. <p>Site considered suitable to accommodate the proposed development for residential led mixed use development. Commercial development will need to be appropriately placed to avoid adverse impacts on residential occupants and scale dependent on location within the site. B8 uses not considered appropriate.</p> <p>Market signals indicate confidence in the market for large scale distribution.</p> <p>The proposals comprise residential led development with employment provision. This is likely to be small scale offices, which there is less of a market for in this area. However, with the additional residential uses there may be scope for this to work.</p>	Land at Marston Moretaine and Lower Shelton	Land either side of Beancroft Road, Marston Moretaine MK43 0QE	Marston Moretaine	No	185.39

Site Ref	Pass / Fail	Final Assessment	Site Name	Site Address	Parish	Green Belt	Site Size (Ha)
NLP074	Pass	<p>Main issues -</p> <ul style="list-style-type: none"> - 100% greenbelt - although up to 40% of land considered to make a weak contribution to the green belt - 6% of the site is SSSI - Poor access by public transport and not close to strategic road network - Landscape considers development not acceptable. Open landscape character and strong visual relationship with landscape to east. Mitigation cannot be assured. - Large area of site in a Nature Improvement Area (NIA) <p>This appears one of the largest (364ha) of all the Stage 2 sites. Proposed mixed use 'Garden Village'. The largest constraints are the Green Belt, and landscape impacts. Poor accessibility, NIA and SSSI also considerations. However, proposed tourism facility at Woburn Lakes provides opportunity for ecological mitigation and enhancement. Infrastructure improvements would improve accessibility. Site considered suitable to accommodate proposed development. Given appropriate layout and mitigation, constraints not considered to override benefits.</p> <p>Market signals suggests that the development of local industrial and office facilities would be suitable for this site.</p>	Checkley Wood Garden Village	New settlement north of Leighton Buzzard SP 934 282	Heath and Reach	Yes	364.89
NLP178	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> - The site has relatively poor public transport accessibility but this is not considered problematic for the proposed use (B8). - Landscape considered capacity for mid scale development, including landscape mitigation. - Archaeological potential but would not prevent allocation following appropriate mitigation. - Pre-application <p>Site considered to have no over riding constraints to development. Appropriate landscape and archaeological mitigation would be required. Site considered appropriate to accommodate proposed development.</p> <p>The site is located at M1 Junction 13, which is a strategic</p>	Land at Winterwoods Farm	Land at Winterwoods Farm, Salford Rd, Brogborough	Brogborough	No	36.3

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		location for distribution uses. As such, this site could be successfully developed for distribution uses.					
NLP244	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> - Site will require new access from A507 - junction designs agreed with Highways England - Landscape considered some limited scope for development in parcel to west of ROW. Development would need to be secondary in scale to adjacent farmland, and not detract from Amazon roofline. <p>No overriding constraints. Development should be limited in scale and mass in accordance with Landscape comments. Site considered suitable to accommodate the proposed development.</p> <p>The site is located at Junction 13 of the M1, which is a strategic location for distribution uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.</p>	Land at Ridgmont	Land to the north of A507	Ridgmont	No	43
NLP260	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> * Would require archaeological and ecological mitigation * B8 is considered inappropriate - need to protect the surrounding landscape <p>There are very few issues on this site, it is immediately available and is in a good location for R&D employment space. Market signals suggest that this would be a suitable location for research and technology offices.</p>	Land at Wharley Farm	Land at Wharley Farm, College Rd Wharley End Cranfield	Cranfield	No	88

Site Ref	Pass / Fail	Final Assessment	Site Name	Site Address	Parish	Green Belt	Site Size (Ha)
NLP264	Pass	<p>Main issues: * 95% Greenfield, not in GB, excellent agriculture land* Approx. 40% in FZ 2/3 - flood mitigation would be required, does not prevent development* Proximity to TC good, PT would need improved, road network connections to A1 are good* Landscape suggests there is limited scope for development - need to ensure views of riverside corridor are maintained - distribution is considered inappropriate - only small scale uses would be suitable* A number of valued habitats on site, with some protected species With appropriate mitigation measures, this site could accommodate a strategic employment use - although large scale distribution is considered inappropriate.</p> <p>To accommodate strategic employment uses the site would need to be developed wholly for employment use. Market signals suggest that this would be a suitable location for small scale industrial and distribution uses.</p>	Land adjacent to Popes Farm	Land adjacent to Popes Farm, Georgetown Sandy SG19 2AE	Sandy	No	28
NLP293	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> * Approx. 90% brownfield site, not in GB, mostly non-agricultural land * Proximity to TC poor, PT would need improved, road network connections to M1 are adequate * Landscape suggests employment use acceptable <p>The site is part of an existing development, and it has very few constraints.</p> <p>Market signals suggest that this site is ideally placed to accommodate the research and technology office facilities for Cranfield.</p>	Cranfield University Campus and Airport	Cranfield University Campus and Airport Cranfield MK43 0AR	Cranfield	No	238.47

Site Ref	Pass / Fail	Final Assessment	Site Name	Site Address	Parish	Green Belt	Site Size (Ha)
NLP322	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> * 100% Greenfield site, in GB, high quality agricultural land * Proximity to TC appropriate, PT would need improved, road network connections to A1 are adequate * Landscape suggests employment use must not be located near AONB, to protect long ranging views - but development acceptable * Habitat enhancements must be part of development - will have potential impact on farmland species * Buffers should be put in place to protect the GI's aspirations for the AONB <p>Development on this site should be concentrated in the west, as this will reduce the impact on the AONB . Market signals suggest that the western part of this site would be suitable location for distribution units.</p>	Land east of Junction 11A and north of Vauxhall Plant	Land adjacent to Luton Rd, Sundon RD and Sundon Park Rd, Sundon Luton	Sundon	Yes	74.28
NLP383	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> * 100% Greenfield site, not within GB, good agricultural land * Proximity to TC poor, PT would need improved, road network connections are good * Landscape suggests that there is scope for development - albeit with mitigation * Southern part of site has planning application as part of Magna Park. This will provide warehouse/distribution units, and is approved by Milton Keynes. <p>The development of the southern part of the site for the approved use would leave approx. 12ha of land available for development. This is enough to accommodate 40,000 sqm employment uses.</p> <p>Market signals suggest that this site would be suited to the proposed logistics/distribution uses.</p>	Land east of M1, South of Broughton Road	Land east of M1, South of Broughton Road, Salford	Hulcote and Salford	No	27.34

Site Ref	Pass / Fail	Final Assessment	Site Name	Site Address	Parish	Green Belt	Site Size (Ha)
NLP433	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> * 100% Greenfield site, not within GB, high quality agricultural land * Scheduled monument (at SE of site, small area) and listed building on site - setting must be respected. * Proximity to TC appropriate - but may need new local centre, PT would need improved, road network connections to A1 are adequate * Landscape suggests only 'village scale' development suitable. * Habitats will be extensive on site, enhancements must be part of development * Public open space must be provided near to Biggleswade <p>Development on this site must involve an area of open space near Biggleswade and it must respect the setting on the scheduled monuments etc. As the site is so large, there will be extensive habitats, and these must be enhanced as part of future development.</p> <p>Market signals suggest that this site would be suited to local office and industrial uses, similar to others along the A1. The proposal is vague, and therefore the market signals assessment cannot be anymore specific.</p>	West Sunderland Farm	East of Biggleswade, SG18 8SD	Biggleswade	No	379.71
NLP437	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> * 100% Greenfield site, not within GB, high quality agricultural land * The woodland and surrounding open space must be respected, should not block views * Proximity to TC appropriate, PT would need improved, road network connections to A1 are good * Historical landfill on site - used for household waste until 1970's * Contains archaeological remains - would need mitigation, but would not prevent allocation * Impact on farmland species and loss of woodland SPI's <p>Development on this site must be designed with mitigation</p>	Land west of the A1, Biggleswade	Land west of the A1, Biggleswade	Biggleswade	No	134.83

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		<p>measures in place, which respects the woodland, surrounding open space, and on site archaeological features. The resulting loss of species should be accommodated through the creation of new habitats in the landscaping plan. The development must not have an impact on the views, and it should be concentrated towards the north of the site.</p> <p>Market signals suggest that this site would be suited to local office and industrial uses, similar to others along the A1. We cannot make any comment on the market signals in relation to the hotel or leisure part of the proposal.</p>					
NLP463	Pass	<p>Main issues:* 100% Greenfield site, not within GB, high quality agricultural land* Proximity to TC poor, PT would need improved, road network connections to M1 are good* NO contamination comments at present* Landscape suggests development at this scale is not appropriate - the Aspley Triangle Vale is a distinctive landscape which needs to remain in an open condition. * Mitigation would be required for archaeology, but would not prevent allocation*</p> <p>Development must enhance habitats and deliver B&MK waterway park* CBC are committed to joint working with MK in the delivery of the site. This site is in a strategic location, and can provide much needed employment and housing to the area. Although there are landscape concerns, these can be designed into the development to prevent as much impact as possible. Market signals suggest that this site is currently suitable for distribution uses. However, if the site is successfully developed as a mixed use scheme with residential, then an office market may be feasible.</p>	Aspley Guise Triangle/Milton Keynes South East Opportunity Area	Land to the east of Milton Keynes defined by the A421/M1 to the north, the Bedford Bletchley Railway line to the south and Cranfield Rd to the west.	Aspley Guise	No	259.86

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NLP525	Pass	<p>Main issues:</p> <ul style="list-style-type: none"> - Site is within GB, and in an area considered to make a strategic contribution. However, the site is a necessary part of the RFI, and without it there is no where else appropriate for this development. - The potential noise impact on adjacent properties must be mitigated - The scale and height of the development must be designed to prevent impact on nearby AONB. <p>The site considered suitable to accommodate the proposed development for an RFI and employment land. The site will need to be designed to prevent a negative impact on nearby properties and local landscape. Market signals shows that demand for distribution units in the area is strong; it would also be suitable for light industrial.</p>	Sundon Rail Freight Interchange	Luton, LU4 9UA,	Sundon	Yes	56.4
ALP267	Fails	<p>Fails Stage 3</p> <p>Employment market not suitable</p> <p>This proposal is for a residential led scheme, with associated employment uses. In this type of development the employment use tends to be small scale, and there is no market that in this location</p>	Expansion of Lower Stondon	Expansion of Lower Stondon, Land to north and south of Station Road, Lower Stondon	Stondon	No	47.71
NLP210		<p>Fails Stage2</p> <p>Landscape and ecological constraints</p>	Land at Manor Farm Brogborough	Land adjacent to A421 Brogborough	Brogborough	No	31.46
NLP436		<p>Fails Stage2</p> <p>Heritage, landscape constraints</p>	West of Luton	Land to the West of Luton	Caddington	Yes	338.29
NLP427		<p>Fails Stage2</p> <p>Existing permission and site suitability</p>	Land west of the A1, Stotfold	Land west of the A1, Baldock Road, Stotfold	Stotfold	No	43.92

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NLP426		Fails Stage2 Impact on AONB	North Luton SUE	Land to the north of Luton, between the M1 and the A6 Barton Road	Sundon	Yes	283
NLP174		Fails Stage2 Landscape and visual impact constraints	Inions Farm (Bushwood)	Inions Farm	Caddington	Yes	120.9
NLP332		Fails Stage2 Flood zone and landscape constraints	Land adjacent to A1	Land adjacent to A1, Hill lane Biggleswade SG18 9AY approx	Northill	No	16.83
NLP385		Fails Stage2 Landscape and heritage constraints	Gravenhurst Garden Village	Land off Gravenhurst, east of A6	Silsoe	No	145.48
NLP370		Fails Stage2 Heritage, land fill, and ecology constraints	Marston Valley	Land between Brogborough, Lidlington and Marston Moretaine	Lidlington	No	587.57
NLP351		Fails Stage2 Impact on archaeological assets.	Land North East of Flitwick	Land North East of Flitwick, Maulden Road, Flitwick	Flitwick	Yes	17.89
NLP229		Fails Stage2 Impact on heritage assets.	Land south of Junction 10A M1	Land south of Junction 10A M1 Luton	Hyde	Yes	41.13
NLP304		Fails Stage2 Flood zone, landscape, and ecology constraints	Quest Pit	Quest Pit, Ampthill Rd, Houghton Conquest	Houghton Conquest	No	62.18

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NLP443		Fails Stage2 Landscape and green belt constraints	Land at Old Park Farm	Land at Old Park Farm, Harlington	Toddington	Yes	111.34
ALP146		Fails Stage2 Landscape and green belt constraints	Old Park Farm	Old Park Farm, Harlington	Toddington	Yes	135.25
NLP030		Fails Stage1 The residential element prevents 40,000sqm employment being possible	Land at Hoo Lane Wootton	Land at Hoo Lane Wootton TL002431	Marston Moretaine	No	15.06
NLP323		Fails Stage1 Proposal involves less than 40,000 sqm floor space	Land between Bedford Rd and A421	Land between Bedford Rd and A421, Brogborough MK43 0XY	Brogborough	No	10.77
NLP327		Fails Stage1 The mix of uses on site will not accommodate 40,000 sqm employment space	Land to the South West of the A5	Land to the South West of the A5, Hockliffe, LU7 9NB approx	Hockliffe	Yes	24.20
NLP381		Fails Stage1 The proposal is for 5 ha employment land	Land to the west of Harlington	Toddington Road, Harlington, LU5 6LA 503228, 230575	Harlington	Yes	93.26
NLP387		Fails Stage1 The proposed employment area is under 10 ha.	Park and Ride Site Ampthill	Land off Steppingley Road and Station Road, Ampthill, Mk45 2QW	Ampthill	Yes	16.54
NLP419		Fails Stage1 The proposal is residential led and does not provide 40,000 sqm of employment	Land east of Arlesey	Land east of Arlesey	Arlesey	No	295.83

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NLP425		Fails Stage1 The proposal is not for strategic employment	Land at Boundary Farm, Stotfold	Land at Boundary Farm, Baldock Road, Stotfold	Stotfold	No	12.26
NLP450		Fails Stage1 The proposal is not for strategic employment	Tempsford Airfield	Tempsford Airfield	Tempsford	No	205.58
NLP453		Fails Stage1 The employment will not be strategic	Land between Luton Rd - Dunstable Rd including Crowbush Farm	Land between Luton Rd - Dunstable Rd including Crowbush Farm, Toddington	Toddington	Yes	34.51
NLP257		Fails Stage1 Planning permission for the proposed use	Houghton Regis North	Land between the M1 and Bedford Road , north of Houghton Regis	Houghton Regis	Yes	261
NLP388		Fails Stage1 Green Belt - but less than 50%	Barton Urban Extension and Gravenhurst Garden Village	Land between Higham Road and Wrest Park, north of Barton le Clay and east of A6	Silsoe	No	225.53
NLP255		Fails Stage1 Green Belt	Land at Grange Farm, Barton le Clay	Faldo Road , Barton le Clay MK45 7RP	Barton le Clay	Yes	12.2

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NLP267		Fails Stage1 Green Belt	Land at Common Lane, Upper Sundon	Land at Common Lane, Upper Sundon, LU3 3PF	Sundon	Yes	11.00
NLP382		Fails Stage1 Green Belt	Barton-le-Clay Northern Extension	Land north of Barton-le-Clay between A6 and Higham Road	Barton le Clay	Yes	69.43
NLP399		Fails Stage1 More than 50% of the site is in FZ 2/3	Land at Beeston, Sandy	Land at Beeston, Sandy	Sandy	No	14.11
NLP261		Fails Stage1 The site is too small to accommodate strategic employment land	Land at Broad Green Farm	Land at Broad Green Farm, Broad Green Farm, Cranfield	Cranfield	No	20.78
NLP394		Fails Stage1 The site is not proposed for employment	Land west of Mill Road, Cranfield	Land west of Mill Road, Cranfield, Easting: 495716 Northing: 242942	Cranfield	No	9.94