

| H196 - Land at Highfield Farm, Bedford Road, Brogborough | | | | | | | |
|--|---|---------------------------|----|-------------------------------------|-------|-----------------------|----|
| Size (ha) | 5.88 | | | | | | |
| Proposal | 85 dwellings | | | | | | |
| Description | Located to the south west of Brogborough and to the west of the A421. The site is currently used for grazing land. | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | 27% | No | 62% | Maybe | 11% | |
| Consultation Comments | <ul style="list-style-type: none"> • Increase in road congestion • Site is subject to flooding • Brogborough doesn't have the local services/facilities to support this development | | | | | | |
| Stage 1 | | | | | | | |
| Green Belt | No | Less Than Four Dwellings | No | Minerals & Waste Site | No | Wholly Flood Zone 2/3 | No |
| Archaeological Site/ SAM | No | Important Countryside Gap | No | Biological or Geological Importance | | | No |
| Conclusion | The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. | | | | | | |
| Stage 2 | | | | | | | |
| Score | -24 | | | | | | |
| Rank | 1st ranked in the settlement out of 1 | | | | | | |
| Conclusion | The site scored poorly <u>within the rural area and was one of the lowest scoring sites across the whole of the Rural Area. The site is detached from the Settlement. Brogborough is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities and there are considered to be more sustainable locations for residential development.</u> -For this reason the site was not taken forward <u>to Stage 3.</u> | | | | | | |
| Stage 3 | | | | | | | |
| <u>Access</u> Highways Authority | Not applicable | | | | | | |
| <u>Highways Agency</u> | <u>Not applicable</u> | | | | | | |
| <u>Environment Agency</u> | <u>Not applicable</u> | | | | | | |
| <u>Archaeology</u> | <u>Not applicable</u> | | | | | | |
| <u>Built</u> Conservation | Not applicable | | | | | | |
| Contaminated Land | Not applicable | | | | | | |
| <u>Internal</u> Drainage Board | Not applicable | | | | | | |
| Environmental Health | Not applicable | | | | | | |
| English Heritage | Not applicable | | | | | | |
| Landscape | Not applicable | | | | | | |
| Natural England | Not applicable | | | | | | |
| <u>Anglian</u> Water | Not applicable | | | | | | |
| Conclusion | Not applicable | | | | | | |
| Final Decision | | | | | | | |
| The site has not been taken forward as part of the Site Allocations Development Plan | | | | | | | |

Document.

| E03 - Land at Brogborough Landfill Site | | | | | | | |
|---|--|---|------------|--|-----------|--------------------------------------|------------|
| Size (ha) | <u>3.8</u> | | | | | | |
| Proposal | <u>B2 General Industry and B8 Storage or Distribution: 150-175 jobs</u> | | | | | | |
| Description | <u>Located to the north of Brogborough and to the north of the new A421. The site is a redundant landfill site, operations stopped in January 2008.</u> | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | <u>20%</u> | No | <u>47%</u> | Maybe | <u>33%</u> | |
| Consultation Comments | <ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Loss of countryside</u> <u>Landfill site should be returned to Greenfield</u> <u>There is already enough empty industrial units to accommodate small business investments</u> <u>Site has good transport links</u> | | | | | | |
| ELR Stage 1 | | | | | | | |
| Green Belt | <u>No</u> | Contrary to the aims of the Core Strategy | <u>Yes</u> | Identified in the Minerals & Waste Local Plan or emerging LDF for other uses | <u>No</u> | Wholly or predominantly Flood Zone 3 | <u>No</u> |
| Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space | <u>No</u> | <u>Detrimental effect upon a site of national or international biological or geological importance identified in the Minerals & Waste Local Plan or emerging LDF for other uses</u> | <u>No</u> | | | | |
| Conclusion | <u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u> | | | | | | |
| ELR Stage 2 | | | | | | | |
| PDL | <u>Not applicable</u> | | | | | | |
| Accessibility to Housing | <u>Not applicable</u> | | | | | | |
| Road Access | <u>Not applicable</u> | | | | | | |
| Availability | <u>Not applicable</u> | | | | | | |
| AGLV/Gap | <u>N/A</u> | Flood Zone | <u>N/A</u> | Important Open Space | | | <u>N/A</u> |
| Other Important Land Uses | <u>Not applicable</u> | | | | | | |

| | | | |
|---|-----------------------|--------------------|------------|
| Number of 'Reds' | <u>Not applicable</u> | Number of 'Ambers' | <u>N/A</u> |
| Rank | <u>Not applicable</u> | | |
| Conclusion | <u>Not applicable</u> | | |
| ELR Stage 3 | | | |
| Score | <u>Not applicable</u> | | |
| Rank | <u>Not applicable</u> | | |
| Conclusion | <u>Not applicable</u> | | |
| Stage 4 | | | |
| Highways Authority | <u>Not applicable</u> | | |
| Highways Agency | <u>Not applicable</u> | | |
| Environment Agency | <u>Not applicable</u> | | |
| Archaeology | <u>Not applicable</u> | | |
| Built Conservation | <u>Not applicable</u> | | |
| Contaminated Land | <u>Not applicable</u> | | |
| Internal Drainage Board | <u>Not applicable</u> | | |
| Environmental Health | <u>Not applicable</u> | | |
| English Heritage | <u>Not applicable</u> | | |
| Landscape | <u>Not applicable</u> | | |
| Natural England | <u>Not applicable</u> | | |
| Anglian Water | <u>Not applicable</u> | | |
| Conclusion | <u>Not applicable</u> | | |
| Final Decision | | | |
| <u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u> | | | |

| E10 - 'Land at Winterwoods Farm, Salford Road, Hulcote | | | | | | | |
|---|---|--|-----------|--|-----------|--------------------------------------|-----------|
| Size (ha) | <u>36.2</u> | | | | | | |
| Proposal | <u>B8 Storage and Distribution: 600-700 jobs</u> | | | | | | |
| Description | <u>Located to the south east of Hulcote and to the east of the proposed new A421. The site is currently in agricultural use</u> | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | <u>6%</u> | No | <u>75%</u> | Maybe | <u>19%</u> | |
| Consultation Comments | <ul style="list-style-type: none"> <u>Loss of Greenfield</u> <u>Increase in road congestion</u> <u>Negative impacts on the countryside</u> <u>Development would not create local jobs</u> | | | | | | |
| ELR Stage 1 | | | | | | | |
| Green Belt | <u>No</u> | Contrary to the aims of the Core Strategy | <u>No</u> | Identified in the Minerals & Waste Local Plan or emerging LDF for other uses | <u>No</u> | Wholly or predominantly Flood Zone 3 | <u>No</u> |
| Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space | <u>No</u> | <u>Detrimental effect upon a site of national or international biological or geological importance</u> | <u>No</u> | | | | |
| Conclusion | <u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u> | | | | | | |
| ELR Stage 2 | | | | | | | |
| PDL | <u>95% farmland, 5% farm buildings - Red</u> | | | | | | |
| Accessibility to Housing | <u>0.7km from Brogborough - Red</u> | | | | | | |
| Road Access | <u>0.3km from M1 but access via A412 0.5km to the east - Amber</u> | | | | | | |
| Availability | <u>No constraints indicated - Green</u> | | | | | | |
| AGLV/Gap | <u>N/N</u> | Flood Zone | <u>1</u> | Important Open Space | | | <u>N</u> |
| Other Important Land Uses | <u>No additional land uses identified</u> | | | | | | |
| Number of 'Reds' | <u>2</u> | | | Number of 'Ambers' | <u>1</u> | | |
| Rank | <u>47th</u> | | | | | | |
| Conclusion | <u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u> | | | | | | |
| ELR Stage 3 | | | | | | | |
| Score | <u>22</u> | | | | | | |
| Rank | <u>Joint 4th rank out of 5 in the M1 Junction 13 area</u> | | | | | | |
| Conclusion | <u>The site is one of the lowest scoring in the area. The proposal would protrude into the countryside and require new access</u> | | | | | | |

from the realigned A421. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.

Stage 4

Highways Authority Not applicable

Highways Agency Not applicable

Environment Agency Not applicable

Archaeology Not applicable

Built Conservation Not applicable

Contaminated Land Not applicable

Internal Drainage Board Not applicable

Environmental Health Not applicable

English Heritage Not applicable

Landscape Not applicable

Natural England Not applicable

Anglian Water Not applicable

Conclusion Not applicable

Final Decision

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

| E15 - 'Land between A421 and Marston Gate Distribution Park | | | | | | | |
|---|---|--|-----------|--|-----------|--------------------------------------|-----------|
| Size (ha) | <u>11.38</u> | | | | | | |
| Proposal | <u>B8 Storage and Distribution: 500 jobs</u> | | | | | | |
| Description | <u>Located to the south of Brogborough and to the north of the A507. The site is vacant land</u> | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | <u>3%</u> | No | <u>79%</u> | Maybe | <u>18%</u> | |
| Consultation Comments | <ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Negative impacts on the countryside</u> <u>Development would not create local jobs</u> | | | | | | |
| ELR Stage 1 | | | | | | | |
| Green Belt | <u>No</u> | Contrary to the aims of the Core Strategy | <u>No</u> | Identified in the Minerals & Waste Local Plan or emerging LDF for other uses | <u>No</u> | Wholly or predominantly Flood Zone 3 | <u>No</u> |
| Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space | <u>No</u> | <u>Detrimental effect upon a site of national or international biological or geological importance</u> | <u>No</u> | | | | |
| Conclusion | <u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u> | | | | | | |
| ELR Stage 2 | | | | | | | |
| PDL | <u>Greenfield - Red</u> | | | | | | |
| Accessibility to Housing | <u>Adjacent Brogborough - Amber</u> | | | | | | |
| Road Access | <u>Adjacent A421 - Green</u> | | | | | | |
| Availability | <u>No constraints indicated - Green</u> | | | | | | |
| AGLV/Gap | <u>N/N</u> | Flood Zone | <u>1</u> | Important Open Space | | | <u>N</u> |
| Other Important Land Uses | <u>Part of Marston Vale Community Forest - Green</u> | | | | | | |
| Number of 'Reds' | <u>1</u> | | | Number of 'Ambers' | <u>1</u> | | |
| Rank | <u>14th</u> | | | | | | |
| Conclusion | <u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u> | | | | | | |
| ELR Stage 3 | | | | | | | |
| Score | <u>26</u> | | | | | | |
| Rank | <u>2nd rank out of 5 in the M1 Junction 13 area</u> | | | | | | |
| Conclusion | <u>The site is one of the highest scoring within the area. The proposal would represent a logical extension to the existing distribution park which is very attractive to the market. As development between the A421 and the existing distribution</u> | | | | | | |

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|---|---|
| | <u>park, it would not represent an incursion into the countryside. For these reasons the site has progressed to Stage 4.</u> |
| Stage 4 | |
| Highways Authority | <u>Access through Badgers Road on the Distribution Park would be acceptable. There is a long frontage onto the A421 which would provide the opportunity to access directly on to the A421, probably in the form of a roundabout, once the new A421 is open to traffic.</u> |
| Highways Agency | <u>Transport assessment is required to ascertain the potential traffic impacts of this site on the M1 and A421 Trunk Roads.</u> |
| Environment Agency | <u>No site specific comments made</u> |
| Archaeology | <u>No comment made</u> |
| Built Conservation | <u>No comment made</u> |
| Contaminated Land | <u>Former brickworks - ash etc. mid risk.</u> |
| Internal Drainage Board | <u>Watercourse through centre of site has restriction under Bedford Road (A421). Any drainage strategy must include for the replacement of this culvert. Flood Risk Assessment required. No increase in flows to Internal Drainage Board watercourse will be permitted.</u> |
| Environmental Health | <u>RAG rating is amber - Impact on residential properties will need to be carefully considered.</u> |
| English Heritage | <u>No comment made</u> |
| Landscape | <u>Not appropriate for large scale units as ground elevated and would form inappropriate edge to village and gateway to Forest of Marston Vale. Some scope for smaller units set within substantial screening.</u> |
| Natural England | <u>No comment made</u> |
| Anglian Water | <u>RAG rating is amber – The Water Supply Networks and the Waste Water Foul Sewerage Network capacity require infrastructure upgrades. A sewer crosses the site.</u> |
| Conclusion | <u>The Stage 4 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u> |
| Final Decision | |
| <u>The Council has included this site within the Site Allocations Development Plan Document for 8 hectares of B1, B2 and B8 uses.</u> | |

| E28 - Land at Station Road, Ridgmont | | | | | | |
|---|---|--|-----------|--|-----------|--------------------------------------|
| Size (ha) | <u>2.67</u> | | | | | |
| Proposal | <u>B1a,b and c (Offices, Research and Development, Light Industry); number of jobs unknown</u> | | | | | |
| Description | <u>Located to the south of Brogborough and north of the A507. The site is a bypass construction depot</u> | | | | | |
| Issue & Options Consultations | | | | | | |
| Consultation Responses | Yes | <u>0%</u> | No | <u>67%</u> | Maybe | <u>33%</u> |
| Consultation Comments | <ul style="list-style-type: none"> <u>Negative visual impact</u> <u>Increase in road congestion</u> | | | | | |
| ELR Stage 1 | | | | | | |
| Green Belt | <u>No</u> | Contrary to the aims of the Core Strategy | <u>No</u> | Identified in the Minerals & Waste Local Plan or emerging LDF for other uses | <u>No</u> | Wholly or predominantly Flood Zone 3 |
| Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space | <u>No</u> | <u>Detrimental effect upon a site of national or international biological or geological importance</u> | <u>No</u> | | | |
| Conclusion | <u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u> | | | | | |
| ELR Stage 2 | | | | | | |
| PDL | <u>Yes, for employment uses - Green</u> | | | | | |
| Accessibility to Housing | <u>Located within Henlow Camp conurbation - Amber</u> | | | | | |
| Road Access | <u>Adjacent to A600 and A601 - Amber</u> | | | | | |
| Availability | <u>No constraints indicated - Green</u> | | | | | |
| AGLV/Gap | <u>N/N</u> | Flood Zone | <u>1</u> | Important Open Space | | <u>N</u> |
| Other Important Land Uses | <u>No additional land uses identified</u> | | | | | |
| Number of 'Reds' | <u>0</u> | | | Number of 'Ambers' | <u>2</u> | |
| Rank | <u>4th</u> | | | | | |
| Conclusion | <u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u> | | | | | |
| ELR Stage 3 | | | | | | |
| Score | <u>23</u> | | | | | |
| Rank | <u>3rd rank out of 5 in the M1 Junction 13 area</u> | | | | | |
| Conclusion | <u>The proposal scored reasonably well in the area. The proposal has been granted planning permission for B1/8 workshop units and a haulage yard and therefore cannot count towards the study area land requirement. For this reason the site has not</u> | | | | | |

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| | <u>progressed beyond this stage.</u> |
| Stage 4 | |
| Highways Authority | <u>Not applicable</u> |
| Highways Agency | <u>Not applicable</u> |
| Environment Agency | <u>Not applicable</u> |
| Archaeology | <u>Not applicable</u> |
| Built Conservation | <u>Not applicable</u> |
| Contaminated Land | <u>Not applicable</u> |
| Internal Drainage Board | <u>Not applicable</u> |
| Environmental Health | <u>Not applicable</u> |
| English Heritage | <u>Not applicable</u> |
| Landscape | <u>Not applicable</u> |
| Natural England | <u>Not applicable</u> |
| Anglian Water | <u>Not applicable</u> |
| Conclusion | <u>Not applicable</u> |
| Final Decision | |
| <u>The site has not been taken forward as part of the Site Allocations Development Plan Document. The proposal already benefits from planning permission for B1/8 workshop units and a haulage yard and therefore cannot count towards the study area land requirement.</u> | |

| E74 - Land at Highfield Farm, Bedford Road, Brogborough | | | | | | | |
|---|---|---|-----------|--|-----------|--------------------------------------|-----------|
| Size (ha) | <u>28.0</u> | | | | | | |
| Proposal | <u>B1 Business, B2 General Industrial and B8 Storage or Distribution; number of jobs unknown</u> | | | | | | |
| Description | <u>Located to the south west of Brogborough and to the north of the M1. The site is used for grazing</u> | | | | | | |
| Issue & Options Consultations | | | | | | | |
| Consultation Responses | Yes | <u>0%</u> | No | <u>84%</u> | Maybe | <u>16%</u> | |
| Consultation Comments | <ul style="list-style-type: none"> • <u>Loss of Greenfield</u> • <u>Increase in road congestion</u> • <u>Negative impacts on the countryside</u> • <u>Development would not create local jobs</u> | | | | | | |
| ELR Stage 1 | | | | | | | |
| Green Belt | <u>No</u> | Contrary to the aims of the Core Strategy | <u>No</u> | Identified in the Minerals & Waste Local Plan or emerging LDF for other uses | <u>No</u> | Wholly or predominantly Flood Zone 3 | <u>No</u> |
| Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space | <u>No</u> | Detrimental effect upon a site of national or international biological or geological importance | <u>No</u> | | | | |
| Conclusion | <u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u> | | | | | | |
| ELR Stage 2 | | | | | | | |
| PDL | <u>Greenfield - Red</u> | | | | | | |
| Accessibility to Housing | <u>0.2km from Brogborough and separated by A421 - Red</u> | | | | | | |
| Road Access | <u>Adjacent A421 - Green</u> | | | | | | |
| Availability | <u>No constraints indicated - Green</u> | | | | | | |
| AGLV/Gap | <u>N/N</u> | Flood Zone | <u>1</u> | Important Open Space | | | <u>N</u> |
| Other Important Land Uses | <u>Part of Marston Vale Community Forest - Green</u> | | | | | | |
| Number of 'Reds' | <u>2</u> | | | Number of 'Ambers' | <u>0</u> | | |
| Rank | <u>42nd</u> | | | | | | |
| Conclusion | <u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u> | | | | | | |
| ELR Stage 3 | | | | | | | |
| Score | <u>22</u> | | | | | | |
| Rank | <u>Joint 4th rank out of 5 in the M1 Junction 13 area</u> | | | | | | |
| Conclusion | <u>The site is one of the lowest scoring in the area. The proposal would protrude into the countryside and require new access</u> | | | | | | |

from the realigned A421. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.

Stage 4

Highways Authority Not applicable

Highways Agency Not applicable

Environment Agency Not applicable

Archaeology Not applicable

Built Conservation Not applicable

Contaminated Land Not applicable

Internal Drainage Board Not applicable

Environmental Health Not applicable

English Heritage Not applicable

Landscape Not applicable

Natural England Not applicable

Anglian Water Not applicable

Conclusion Not applicable

Final Decision

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