

Marston Moretaine Sites Summary

Following the call for sites, 14 sites were promoted for employment, housing or mixed use or purposes. The proposals included 11 residential sites, 3 employment sites and a single mixed use site.

None of the sites were eliminated at the Stage 1 round with all progressing to Stage 2. Although all sites are located in the parish of Marston Moretaine only sites H012 and E09/09a are located near to the settlement of Marston Moretaine which is a Minor Service Centre. The remainder of sites (H058a and b; H061a,b and c; H138; H177; H215; H228) are more closely associated with the villages of Lower and Upper Shelton and Wootton Green which are all within the Rural Areas. Comparatively better sites to make up the rural housing requirement have been identified across the Rural Areas. None of these sites, therefore, progressed to Stage 3 for further consideration.

Site E42 was submitted as a mixed use proposal but is already committed by virtue of the fact that it has planning permission for live/work units. The housing assessment has concluded although the site is in the Parish of Marston Moretaine, it is more closely related to Upper and Lower Shelton, within the Rural Area.

The proposals for Site E61 at Stewartby comprises hotel and conference facilities and B1 office uses. The Council's Employment Land Review (ELR) assessed its potential but found the site to be hampered by poor local road access. Also, it was not obvious that there is demand for such floorspace in this location. It is considered that there were more suitable alternatives in the area and the site has been rejected for allocation.

In terms of H012 and E09/E09a, the former performed less sustainably by some margin. E09/E09a has been allocated under Policy MA4 in the Site Allocations DPD as mixed use (housing and employment). The remaining land has been reserved for a contingency housing allocation of 320 dwellings as part of the Bedford/Kempston/Northern Marston Vale Growth area.

H012 - Glendale, Wood End, Marston Moretaine							
Size (ha)	1.05						
Proposal	Number of dwellings not specified						
Description	Located to the west of the settlement and north of the A421. The site is currently a dwelling and associated yard.						
Issue & Options Consultations							
Consultation Responses	Yes	33%	No	67%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Negative visual impacts Benefits to settlement from section 106 agreements 						
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	9						
Rank	2nd ranked score in settlement out of 2						
Conclusion	The site scored poorly within the settlement . The site is in an unsustainable location; therefore the site has not progressed to Stage 3.						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H058a - Land between Upper Shetton and Wootton Green							
Size (ha)	14.5						
Proposal	750 dwellings (with H058b)						
Description	Both parcels of land are located between Upper Shelton and Wootton Green and both are currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	81%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts • Scale of development is unsuitable to such a small village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	Nothing to prevent progression to stage 2						
Stage 2							
Score	<u>5853</u>						
Rank	5 th ranked in the settlement out of 110						
Conclusion	<p>The site scored reasonably well within the area. <u>Although the proposal would bring a total of 750 dwellings with proposal H058a, the Stage 2 assessment has identified differing sustainability credentials for both sites due to their locations with H058b scoring considerably lower overall.</u> The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

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

H058b - Land at Hoo Lane, Wootton Green							
Size (ha)	30						
Proposal	750 dwellings (with H058a)						
Description	Both parcels of land are located between Upper Shelton and Wootton Green and both are currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	81%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts • Scale of development is unsuitable to such a small village 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	Nothing to prevent progression to stage 2						
Stage 2							
Score	20						
Rank	110 th ranked in the settlement out of 110						
Conclusion	<p>The site scored poorly within the area. <u>Although the proposal would bring a total of 750 dwellings with proposal H058a, the Stage 2 assessment has identified differing sustainability credentials for both sites due to their locations with site H058b scoring considerably lower overall.</u> The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Highways Authority Access</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							

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

H061a -Land West of Lower Shelton Road Marston Moretaine (Lower Shelton)

Size (ha)	7.75
Proposal	250 dwellings, educational/sporting facilities and employment land
Description	Located at the settlement of <u>Upper-Lower</u> Shelton and all currently in agricultural use

Issue & Options Consultations

Consultation Responses	Yes	3.3%	No	92%	Maybe	5%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts • Scale of development is unsuitable to such a small village • Brownfield sites should be considered before Greenfield sites 					

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	Nothing to prevent progression to stage 2						

Stage 2

Score	58
Rank	3 rd ranked in settlement out of 110
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.

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.

H061b -Land at Walnut Tree Farm, Upper Shelton Marston Moretaine (Upper Shelton)

Size (ha)	1.52
Proposal	Residential – Number not specified
Description	Located in the settlement of Upper Shelton and currently in agricultural use

Issue & Options Consultations

Consultation Responses	Yes	3.3%	No	92%	Maybe	5%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts • Scale of development is unsuitable to such a small village • Brownfield sites should be considered before <u>g</u>Greenfield sites 					

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	Nothing to prevent progression to stage 2						

Stage 2

Score	69
Rank	1 st ranked in the settlement out of 101
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.

Stage 3

<u>Access</u> Highways Authority	Not applicable
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>An</u> lian Water	Not applicable
Conclusion	Not applicable

Final Decision

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

H061c -Land adj 3&5 Upper Shelton Road, Upper Shelton Marston Moretaine (Upper Shelton)

Size (ha)	0.39
Proposal	Residential – Number not specified
Description	Located in the settlement of Upper Shelton and currently in agricultural use

Issue & Options Consultations

Consultation Responses	Yes	3.3%	No	92%	Maybe	5%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts • Scale of development is unsuitable to such a small village • Brownfield sites should be considered before Greenfield sites 					

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	Nothing to prevent progression to stage 2						

Stage 2

Score	32
Rank	98th ranked in settlement out of 110
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.

Stage 3

<u>Highways Authority Access</u>	Not applicable
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</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

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H061d -Land r/o The Exhibition PH, Upper Shelton Marston Moretaine (Upper Shelton)							
Size (ha)	0.08						
Proposal	Residential – Number not specified						
Description	Located in the settlement of Upper Shelton and currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	3.3%	No	92%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts • Scale of development is unsuitable to such a small village • Brownfield sites should be considered before Greenfield sites 						
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	Nothing to prevent progression to stage 2						
Stage 2							
Score	60						
Rank	2 nd ranked in the settlement out of 10						
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.						
Stage 3							
<u>Highways Authority Access</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

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H138 - Land adjoining 112 Lower Shelton Road, Lower Shelton, Marston Moretaine

Size (ha)	1.66
Proposal	50 dwellings
Description	Located to the north of Marston Moretaine and to the north of Lower Shelton. The site is currently used for agriculture.

Issue & Options Consultations

Consultation Responses	Yes	82%	No	18%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> • Lack of affordable housing in Lower Shelton • Site has good transport links • Site is located well to existing developments and the local school • Minimal impact to the environment • Site provides the chance to increase the social infrastructure to the village • Negative visual impacts to existing residents • Increase in road congestion • Development is unsuitable for the village 					

Stage 1

Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance	No		
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						

Stage 2

Score	55
Rank	4th ranked in the settlement out of 10
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.

Stage 3

<u>Access Highways Authority</u>	Not applicable
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built Conservation</u>	Not applicable
Contaminated Land	Not applicable
<u>Internal Drainage Board</u>	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable

<u>Anolian</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.	

H177 - Land adjacent to A421, Lower Shelton Marston Moretaine (Lower Shelton)							
Size (ha)	1.75						
Proposal	15-20 dwellings						
Description	Located to the north east of Marston Moretaine and to the south of the A421. The site is pasture land						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	50%	Maybe	50%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of privacy • Poor access • Loss of a green space • A general store on the site would be welcomed 						
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	23						
Rank	910th ranked in settlement out of 119						
Conclusion	The site scored poorly within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.						
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.							

H215 - Land at Lower Shelton Road Marston Moretaine (Lower Shelton)							
Size (ha)	6.0						
Proposal	150 dwellings						
Description	Located to the north of Marston Moretaine and to the west of Lower Shelton Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	75%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> • Concern that the village will lose its village feel • Development is too large for the settlement • Increase in road congestion 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	34						
Rank	Joint 76 th ranked in settlement out of 110						
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.						
Stage 3							
Highways Authority Access	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.							

H228 - Land at Lower Shelton Road, Lower Shelton Marston Moretaine (Lower Shelton)							
Size (ha)	0.6						
Proposal	21 dwellings						
Description	Located to the north of Marston Moretaine and to the east of Lower Shelton Road. The site is a <u>scrap</u> -yard						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	50%	Maybe	50%	
Consultation Comments	<ul style="list-style-type: none"> • Poor access • Loss of privacy • Loss of wildlife habitat • Increase in road congestion 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	34						
Rank	<u>Joint</u> 6th ranked in the settlement out of <u>110</u>						
Conclusion	The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>An</u> lian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

E09/09a - Land at Moreteyne Farm, Marston Moretaine

Size (ha)	25.8 <u>24.65ha</u>
Proposal	B1c Light Industry and B2 General Industry. Two schemes <u>were proposed, one for:</u> <u>(i) employment uses providing for 850-900 jobs</u> <u>(ii) or the other for mixed use development with 160 dwellings and B1 and B2 uses providing for 650-700 jobs.</u> <u>A revised proposal for mixed use development was taken forward for assessment. This comprises 125 dwellings, 7ha of employment land of B1, B2 and B8 uses and the remaining land reserved for contingency housing provision of 320 dwellings within the Bedford/ Kempston/ Marston Vale Growth area.</u>
Description	Located to the south west of Marston Moretaine and to the south of the new A421. The site is currently used for agriculture and associated farm buildings.

Issue & Options Consultations

Consultation Responses	Yes	29%	No	50%	Maybe	21%
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the countryside Increase in road congestion The development is too large for the site Development provides potential to improve public transport links 					

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	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes. The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>
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Stage 2

Score	35
Rank	1st ranked in the settlement out of 2
Conclusion	Nothing to prevent progression to stage 3

Stage 3

<u>Access Highways Authority</u>	<u>The site has a long frontage along the existing A421 and once the new A421 is opened it should be possible to provide a good access onto the downgraded A421. Measure to overcome severance to Marston Moretaine by the old A421 may be required</u>
<u>Highways Agency</u>	<u>The site is located within walking distance of the village centre and safe access to the site by foot should be improved once the A421 dualling scheme is completed. The development is</u>

	<u>substantial and therefore a comprehensive assessment of the potential impacts on the new A421 needs to be made</u>
<u>Environment Agency</u>	<u>No site specific comments made</u>
<u>Archaeology</u>	<u>Part of the site contains earthworks remains of rare medieval ridge of furrow field systems which should be protected and preserved</u>
<u>Built Conservation</u>	None <u>No comment made</u>
Contaminated Land	Medium risk
<u>Internal Drainage Board</u>	Principle already agreed for surface water drainage strategy
Environmental Health	Adjacent to the new A421, requires careful consideration and layout
English Heritage	None <u>No comment made</u>
Landscape	Site is highly visible across the Marston Vale
Natural England	None <u>No comment made</u>
<u>Anglian Water</u>	RAG rating is Amber - Infrastructure upgrades required
Conclusion	<u>The Stage 3 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u> The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD

Final Decision

There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Employment Land Review Stage 3 concluded that this is the highest scoring site by some margin in Northern Marston Vale. The Council has therefore included this site within the Site Allocations Development Plan Document for a mixed use development comprising a minimum of 125 dwellings; 7ha of employment land for B1, B2 and B8 uses; and remaining land reserved for contingency housing provision of 320 dwellings.~~The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.~~

E09/09a - Land at Moreteyne Farm, Marston Moretaine							
Size (ha)	<u>25.8</u>						
Proposal	<u>B1c Light Industry and B2 General Industry. Two schemes proposed, one for employment 850-900 jobs or the other for mixed use development with 650-700 jobs</u>						
Description	<u>Located to the south west of Marston Moretaine and to the south of the new A421. The site is currently used for agriculture and associated farm buildings.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>29%</u>	No	<u>50%</u>	Maybe	<u>21%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Negative impact on the countryside</u> <u>Increase in road congestion</u> <u>The development is too large for the site</u> <u>Development provides potential to improve public transport links</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Farmland - Red</u>						
Accessibility to Housing	<u>Adjacent outskirts of Marston Moretaine - 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>12th</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>1st rank out of 5 in the Northern Marston Vale.</u>
Conclusion	<u>The site is the highest scoring site by some margin within the Northern Marston Vale. The location gives it excellent local and strategic road access, a potentially high profile and the possibility of a wide range of uses. For these reasons the site has progressed to Stage 4.</u>
Stage 4	
Highways Authority	<u>The site has a long frontage along the existing A421 and once the new A421 is opened it should be possible to provide a good access onto the downgraded A421. Measure to overcome severance to Marston Moretaine by the old A421 may be required.</u>
Highways Agency	<u>The site is located within walking distance of the village centre and safe access to the site by foot should be improved once the A421 dualling scheme is completed. The development is substantial and therefore a comprehensive assessment of the potential impacts on the new A421 needs to be made.</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>Part of the site contains earthworks remains of rare medieval ridge of furrow field systems which should be protected and preserved.</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Medium risk</u>
Internal Drainage Board	<u>Principle already agreed for surface water drainage strategy</u>
Environmental Health	<u>Adjacent to the new A421, requires careful consideration and layout</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Site is highly visible across the Marston Vale</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is Amber - Infrastructure upgrades required</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>There have been no issues identified within the four stages of assessment that prevent the allocation of this site. This is the highest scoring employment site by some margin in the Northern Marston Vale, which occupies a particularly strategic location adjacent to the new alignment of the A421. The housing assessment also identifies this site as the highest scoring within Marston Moretaine. For these reasons the Council has therefore allocated this site for a mixed use development comprising a minimum of 125 dwellings; 7ha of employment land for B1, B2 and B8 uses; and remaining land reserved for contingency housing provision of 320 dwellings.</u>	

E42 - Land at Lower Shelton Farm, Lower Shelton Road, Lower Shelton							
Size (ha)	<u>1.18</u>						
Proposal	<u>B1 (Business) Live-Work units</u>						
Description	<u>Located to the North of Lower Shelton and east of Lower Shelton Road. The site is used for a scrap yard</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>75%</u>	Maybe	<u>25%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Poor access</u> <u>Loss of wildlife habitat</u> 						
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	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	<u>34</u>						
Rank	<u>Joint 6th ranked in the settlement out of 11</u>						
Conclusion	<u>The site scored reasonably well within the area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3. The site scored xxx in the Rural Area. The site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the rural area. There are other sites in more suitable locations; therefore the site has not progressed to Stage 3.</u>						
Stage 3							
<u>Highways Authority</u>	<u>Not applicable</u>						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	<u>Not applicable</u>						
<u>Contaminated Land</u>	<u>Not applicable</u>						
<u>Internal Drainage Board</u>	<u>Not applicable</u>						
<u>Environmental Health</u>	<u>Not applicable</u>						
<u>English Heritage</u>	<u>Not applicable</u>						
<u>Landscape</u>	<u>Not applicable</u>						
<u>Natural England</u>	<u>Not applicable</u>						
<u>Anglian Water</u>	<u>Not applicable</u>						

Conclusion

Not applicable

Final Decision

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

E42 - Land at Lower Shelton Farm, Lower Shelton Road, Lower Shelton

Size (ha)	<u>1.18</u>
Proposal	<u>B1 Business; 12 jobs</u>
Description	<u>Located to the North of Lower Shelton and east of Lower Shelton Road. The site is used for a scrap yard</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>0%</u>	No	<u>75%</u>	Maybe	<u>25%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Poor access</u> <u>Loss of wildlife habitat</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	<p><u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						

ELR Stage 2

PDL	<u>Site incorporates storage buildings and scrapyards - Green</u>						
Accessibility to Housing	<u>Adjoins Lower Shelton - Amber</u>						
Road Access	<u>0.6km from A421 - Amber</u>						
Availability	<u>Potential remediation required - Amber</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>0</u>		Number of 'Ambers'			<u>3</u>	
Rank	<u>8</u>						
Conclusion	<p><u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u></p>						

ELR Stage 3

Score	<u>14</u>
Rank	<u>5th rank out of 5 in the Northern Marston Vale.</u>
Conclusion	<u>The site is the lowest scoring site by some margin within the</u>

	<u>Northern Marston Vale. The site is already committed by virtue of the fact that it has planning permission for live/work units. For this reason the site has not progressed to Stage 4.</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 is already committed by virtue of the fact that it has planning permission for live/work units. The housing assessment concludes that the site is in the Parish of Marston Moretaine, but closely related to Upper and Lower Shelton, within the Rural Area. There are other sites in more suitable locations. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E61 - Land at Stewartby Water Sports Club, Stewartby

Size (ha)	<u>9.0</u>
Proposal	<u>C1 (Hotel with conference facilities) and B1 (Office); number of jobs unknown</u>
Description	<u>Located to the north east of Marston Moretaine and south of Stewartby. The site is grassland and woodland</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>37.5%</u>	No	<u>50%</u>	Maybe	<u>12.5%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Development does not enhance existing sport and recreation facilities</u> <u>Loss of green space</u> <u>Good access to transport links</u> <u>Site will provide 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 although partially used for surface level car parking - Red</u>						
Accessibility to Housing	<u>Approximately 0.4km from Stewartby - Red</u>						
Road Access	<u>Approximately 1.1km from A421 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>Part of Millenium Country Park Wetland Initiative and Marston Vale Community Forest - Amber</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>72nd</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

ELR Stage 3

Score	<u>19</u>
Rank	<u>Joint 3rd rank out of 5 in the Northern Marston Vale.</u>
Conclusion	<u>The site scored reasonably well within the Northern Marston</u>

	<u>Vale. The site is hampered by poor local road access. It is not obvious that there is demand for such floorspace in this location. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	