

H144/E36 - Millbrook Proving Ground, Station Lane, Millbrook							
Size (ha)	300.0						
Proposal	Number of dwellings not specified, B1 employment use and hi-tech industries.						
Description	Located to the north west of Millbrook and to the east of the railway line. The site is currently a high-tech research facility.						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	72%	Maybe	22%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impact • Large scale development that may eclipse Millbrook • Danger of overdevelopment of the site, it may overwhelm surrounding villages • Poor access 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	3						
Rank	1st ranked in settlement out of 1. But site is a safeguarded employment site which is being taken forward in the Site Allocations DPD						
Conclusion	<p>The Stage 2 assessment has identified a discounting factor. The site scored poorly within the Rural Area. Millbrook is classified as a Small Village in the Settlement Hierarchy. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site. Therefore, the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Highways Authority Access</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						

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

Millbrook is classified as a Small Village in the Settlement Hierarchy and there are other more sustainable sites within the Rural Area that are more suitable for residential development. Millbrook Proving Ground is identified as a Key Employment Site and is a unique economic asset for the area. The Employment Land Review Stage 3 concludes that as a location for general employment development, the site is remote from major settlements and services and is not particularly well located to the strategic road network. Consequently it did not score well in comparison with its peers. For these reasons The site has not been taken forward as part of the Site Allocations Development Plan Document.

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Consultation Responses	Yes	<u>6%</u>	No	<u>72%</u>	Maybe	<u>22%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Negative visual impact</u> <u>Large scale development that may eclipse Millbrook</u> <u>Danger of overdevelopment of the site, it may overwhelm surrounding villages</u> <u>Poor access</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. 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>Majority of the site in use as a vehicle proving ground which incorporates landscaping. Woodland present on the site – Amber</u>						
Accessibility to Housing	<u>Corner of the site is adjacent to Lidlington, although this is a large site and stretches 2km from Lidlington at the farthest point – Amber</u>						
Road Access	<u>0.5km from A507 at nearest point – Red</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>Part of the Marston Vale Community Forest and a small part of the site is identified as a County Wildlife Site – Amber</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>3</u>		
Rank	<u>60</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>20</u>
Rank	<u>Joint 4th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>Millbrook Proving Ground is attractive to firms in sectors which need access to the testing facilities. The facility is a market leader in its sector and is regarded as a unique economic asset for the area. As a location for more general employment development it is remote from major settlements and services and is not particularly well located to the strategic road network.</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>Millbrook Proving Ground is identified as a Key Employment Site and is a unique economic asset for the area. As a location for general employment development, the site is remote from major settlements and services and is not particularly well located to the strategic road network. Consequently it did not score well in comparison with its peers. The housing assessment concludes that Millbrook is classified as a Small Village in the Settlement Hierarchy and there are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	