

Strategic Employment Site  
Assessment Technical  
Document

The logo for Central Bedfordshire, consisting of a green circle with the text "Central Bedfordshire" inside in white.

Central  
Bedfordshire

# **Appendix E :**

# **Summary of Strategic Site Assessments**



## Identification of Preferred Options for Strategic Employment

**\*KEY**

<b>GREEN</b>	<b>Preferred Employment Location</b>
<b>AMBER</b>	<b>Reasonable Employment Location (Mixed Use Scheme)</b>
<b>RED</b>	<b>Discounted Employment Location</b>

Site Reference	Site Name	Peter Brett findings	CBC Comment	Growth location
NLP008	Land at Hitchin Road, Shefford	The site is considered suitable to accommodate the proposed development. Market signals indicate that, considering the market conditions, light industrial uses would be more suitable in this location than offices. This site passes stage 3 and therefore is recommended for employment allocation in the Local Plan.	<ul style="list-style-type: none"> <li>• Site is not considered appropriate as a stand alone strategic warehousing and distribution employment site.</li> <li>• Site is not well connected to the A1 or M1 Strategic road corridors.</li> </ul>	
NLP034	Land at Bedford Road, Husborne Crawley	<p>The site is considered suitable to accommodate the proposed development with no overriding constraints. The site is positioned in a strategic location for distribution uses. 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> <p>This site passes stage 3, and is therefore recommended for allocation for strategic</p>	<ul style="list-style-type: none"> <li>• Site is within the Aspley Guise Triangle which is being considered for mixed use residential led development.</li> <li>• Site is located at Junction 13 of the M1 but is less well connected to the existing employment area which is on the other side of the M1.</li> <li>• Site is less well located to</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for some employment land to be delivered if the location is taken forward as a mixed use scheme.</li> </ul>

Site Reference	Site Name	Peter Brett findings	CBC Comment	Growth location
		employment development in the Local Plan.	the planned improvements to Ridgemont Rail Station and public transportation.	
NLP525	Sundon Rail Freight Interchange	The site is considered suitable to accommodate the proposed development. Market signals indicate that light industrial and distribution uses would be more suitable in this location than offices. This site passes stage 3 and therefore is recommended for employment allocation in the Local Plan.	<ul style="list-style-type: none"> <li>Was previously proposed for allocation in the Development Strategy.</li> <li>Prime location along the M1 corridor.</li> <li>Site has strong links to the proposed mixed use proposal to the North of Luton.</li> <li>Would contribute to the delivery of the M1-A6 link road.</li> </ul>	<ul style="list-style-type: none"> <li>Included within the Local Plan as a potential stand alone strategic employment allocation.</li> </ul>
NLP054	Land either side of Beancroft Road, Marston Moretaine MK43 0QE, Marston Moretaine and Lower Shelton	<p>The site is considered suitable to accommodate the proposed development with no overriding constraints. The site is located in a strategic location for distribution uses. 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> <p>The site passes stage 3, and is therefore recommended for employment allocation in the Local Plan.</p>	<ul style="list-style-type: none"> <li>The site has the potential to be connected to the A421 but is less well connected to the A1 or M1 Strategic road corridors.</li> <li>Site is not considered appropriate as a stand alone strategic warehousing and distribution employment site as it was submitted for mixed-use development.</li> </ul>	<ul style="list-style-type: none"> <li>Potential for some employment land to be delivered if the location is taken forward as a mixed use scheme.</li> </ul>

Site Reference	Site Name	Peter Brett findings	CBC Comment	Growth location
NLP074	Checkley Wood Garden Village, North of Leighton Buzzard	Considering the market signals and this mixed use proposal, the development of local industrial and office facilities would be suitable for this site. The new residential units would also increase the need for local employment. The site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.	<ul style="list-style-type: none"> <li>The site has no direct access to the A1 or M1 Strategic road corridors.</li> <li>Site is not considered appropriate as a stand alone strategic warehousing and distribution employment site as it was submitted for mixed-use development.</li> </ul>	
NLP178	Land at Winterwoods Farm	The site is considered appropriate to accommodate the proposed development. The site is located at M1 Junction 13, which is a strategic location for distribution uses. As such, this site could be successfully developed for distribution uses.  The site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.	<ul style="list-style-type: none"> <li>Site is located at Junction 13 of the M1 but is less well connected to the existing employment area which is on the other side of the A421.</li> <li>Site is less well located to the planned improvements to Ridgemont Rail Station and public transportation.</li> <li>Large, strategic warehousing and distribution would not be considered acceptable at this location on landscape terms.</li> </ul>	
NLP244	Land at Ridgmont Land to the north of A507, MK43 0XP	The site is considered suitable to accommodate the proposed development with no overriding constraints to development. 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. The site passes stage 3, and is therefore recommended for employment allocation in the Local Plan.	<ul style="list-style-type: none"> <li>The site is located at Junction 13 of the M1 and is well connected to and would form a logical extension to, the existing employment area.</li> <li>The site is well located to the planned improvements to Ridgemont Rail Station and public transportation.</li> </ul>	<ul style="list-style-type: none"> <li>Included within the Local Plan as a potential stand alone strategic employment allocation.</li> </ul>
NLP260	Land at Wharley Farm	Market signals suggest that this would be a suitable location for research and technology	<ul style="list-style-type: none"> <li>The site has no direct access to the A1 or M1 Strategic</li> </ul>	

Site Reference	Site Name	Peter Brett findings	CBC Comment	Growth location
	Land at Wharley Farm, College Rd Wharley End, MK43 0AH	offices.  This site passes stage 3, and as such is recommended for allocation within the Local Plan.	road corridors. <ul style="list-style-type: none"> <li>• Site is not considered appropriate as a stand alone strategic warehousing and distribution employment site as it was submitted for mixed-use development.</li> <li>• Stand alone warehousing and distribution uses would not fit with the Cranfield masterplan.</li> </ul>	
NLP264	Land adjacent to Popes Farm Georgetown Sandy, SG19 2AE	The site is considered suitable to accommodate the proposed development with no overriding constraints to development. Market signals suggest that this would be a suitable location for small scale industrial and distribution uses.  The site passes stage 3, and as such is recommended for allocation within the Local Plan.	<ul style="list-style-type: none"> <li>• This site has potential access on to the A1 but is not considered appropriate for a stand alone strategic Warehousing and distribution employment site.</li> <li>• The site was submitted as a mixed use scheme.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for some employment land to be delivered if the location is taken forward as a mixed use scheme.</li> </ul>
NLP293	Cranfield University Campus and Airport Cranfield , MK43 0AR	This site is considered suitable to accommodate the proposed development with no overriding constraints to development. Market signals suggest that this site is ideally placed to accommodate the research and technology office facilities for Cranfield. The site passes stage 3, and as such is recommended for allocation within the Local Plan.	<ul style="list-style-type: none"> <li>• The site has no direct access to the A1 or M1 Strategic road corridors.</li> <li>• Site is not considered appropriate as a stand alone strategic warehousing and distribution employment site.</li> <li>• Stand alone warehousing and distribution uses would not fit with the Cranfield masterplan which includes an Air Park with terminals and aviation related facilities.</li> </ul>	

Site Reference	Site Name	Peter Brett findings	CBC Comment	Growth location
NLP322	Land east of Junction 11A and north of Vauxhall Plant Land adjacent to Luton Rd, Sundon RD and Sundon Park Rd, LU3 3AN	The site is considered appropriate to accommodate the proposed development. Market signals suggest that the western part of this site would be suitable location for distribution units. The site passes stage 3, and as such is recommended for allocation within the Local Plan.	<ul style="list-style-type: none"> <li>Site is predominantly within the North of Luton area which is being considered for mixed use residential led development.</li> <li>Site is located at the new Junction 11a of the M1 and is in close proximity to the employment element of the North Houghton Regis site.</li> <li>The Site is not considered appropriate for stand alone warehousing and distribution employment use.</li> </ul>	<ul style="list-style-type: none"> <li>Potential for some employment land to be delivered if the location is taken forward as a mixed use scheme.</li> </ul>
NLP383	Land east of M1, South of Broughton Road Salford, MK17 8BU	This site is considered suitable to accommodate the proposed development. Market signals suggest that this site would be suited to the proposed logistics/distribution uses.  The site passes stage 3, and as such is recommended for allocation within the Local Plan.	<ul style="list-style-type: none"> <li>This site is located on either side of the M1 and may require a new access on to the M1.</li> <li>CBC would not be against an extension to Magna Park but would not look to cross the M1 at this location.</li> <li>The southern parcel may serve MK if brought forward but on it's own, this parcel would not be of sufficient scale to deliver strategic warehousing and distribution employment.</li> </ul>	
NLP433	West Sunderland Farm East of Biggleswade,	The overall timescale for the scheme is 15+ years (long term). 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	<ul style="list-style-type: none"> <li>This site has potential access to the A1 but this would require significant infrastructure provision.</li> <li>It is not considered</li> </ul>	<ul style="list-style-type: none"> <li>Potential for some employment land to be delivered if the location is taken forward as a mixed use scheme and if significant</li> </ul>

Site Reference	Site Name	Peter Brett findings	CBC Comment	Growth location
	SG18 8SD	assessment cannot be any more specific.  The site passes stage 3, and as such is recommended for allocation within the Local Plan.	appropriate for a stand alone strategic Warehousing and distribution employment site. <ul style="list-style-type: none"> <li>The site was submitted as a mixed use scheme.</li> </ul>	infrastructure is provided.
NLP437	Land west of the A1, Biggleswade SG18 9ST	The overall timescale for the scheme is 15+ years (long term). 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.  The site passes stage 3, and as such is recommended for allocation within the Local Plan.	<ul style="list-style-type: none"> <li>The site would have direct access to the A1 strategic corridor.</li> <li>Significant scale site was submitted but it is not considered appropriate at this scale. A smaller portion of the site opposite Stratton Business Park would be appropriate.</li> <li>Will meet strategic need along the A1 corridor once Stratton Business park is fully built out.</li> </ul>	<ul style="list-style-type: none"> <li>Included within the Local Plan as a potential stand alone strategic employment allocation.</li> </ul>
NLP463	Aspley Guise Triangle 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, MK17 8HS	The overall timescale for the scheme is 15+ years (long term). 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.  The site passes stage 3, and as such is recommended for allocation within the Local Plan.	<ul style="list-style-type: none"> <li>Site is the Aspley Guise Triangle which is being considered for mixed use residential led development.</li> <li>Site is located at Junction 13 of the M1 but is less well connected to the existing employment area which is on the other side of the M1.</li> <li>Site is less well located to the planned improvements to Ridgemont Rail Station and public transportation.</li> </ul>	<ul style="list-style-type: none"> <li>Potential for some employment land to be delivered if the location is taken forward as a mixed use scheme.</li> </ul>