



Table 15 Elstow North

Proposed use	Non-landfill Waste Management recovery operation
Unitary Authority	Bedford Borough
Parish	-Elstow Parish -Other Parishes within 400m of the sites: Wilshamstead and Stewartby
Site area	6.5 hectares
Operator	Shanks on behalf of Bedford Borough Council
Grid reference	Elstow North: TL 04755, 46039
Probable Primary/Secondary Freight route to be used	Likely Primary Freight routes to be used: A6 and A421
Existing and likely future access routes	Development could utilise the existing access road onto the A6/Wilstead road roundabout.
Affected Public rights of Way	None present
Mineral Safeguarding Area	None present
Heritage Assets	<p>Just to the west of identified archaeological remains in two locations, one producing finds that suggests the presence of a Roman building in the vicinity whilst further south late Iron Age or Roman pottery was recovered. Associated remains of either could lie within Elstow North.</p> <p>800m south-west of Elstow conservation area, which contains a number of listed buildings. 1km south of the scheduled remains of Elstow Manor and Moot Hall.</p> <p>2km north-east of the scheduled moat at Kempston Hardwick.</p>
Proximity to active waste site	Same site as Elstow North Materials Recovery and Transfer facility. Adjacent to Elstow Landfill site (partly restored) which produces electricity through landfill gas turbines.
Green Infrastructure, Biodiversity and Geodiversity designations	Located immediately north of Elstow Pit County Wildlife Site (CWS) and 800m east of Kempston Hardwick Pit CWS.
Landscape Designations	Located within the Forest of Marston Vale
Environment Agency Flood Zones	None present

Development Requirements	Any new application would need to have full regard to the existing MRF and Waste Transfer station and should ensure its development will not cause an unreasonable cumulative negative impact on amenity and the local transport network.
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Table 16 Elstow Aggregate Railhead facility

Existing Use	Rail served aggregates depot and asphalt plant
Unitary Authority	Bedford Borough
Site area	5.46ha
Operator	Lafarge Tarmac
Grid reference	TL04190, 45585
Probable Primary/Secondary Freight Route	Primary Freight Route - Midland Main Line Access to A6 and A421 via existing haul road