



Table 17 Rookery Pit South

Proposed use	Non-landfill waste management recovery operation and non-hazardous landfill, with opportunities for pre-treatment recovery operations prior to landfill
Unitary Authority	Mainly within Central Bedfordshire, although a small section of the site lies within the Bedford Borough Unitary boundary.
Parish	Mainly located within Marston Moretaine, although a small area of the site lies within the Parishes of Stewartby and Millbrook
Site area	107 hectares
Operator	Unknown
Grid reference	TL 01512, 40865
Probable Primary/Secondary Freight route to be used	Primary Freight Route - A421
Existing and likely future access routes	It is likely that any future waste facility at the site would access the strategic freight network (A421) via an access road immediately east of the Bedford to Bletchley railway line, before joining Green Lane to the east of a level crossing. To the west, Green Lane connects to the C94, which joins the A421.
Affected Public Rights of Way	Several Rights of Way footpaths run near the eastern, western and southern boundaries of the site. A Rights of Way Strategy has been included in the Rookery ROMP decision, which must be considered in any future applications for the development of the site.
Mineral Safeguarding Area	None present
Heritage Assets	<p>Just to the north-west of parallel linear archaeological cropmarks. Immediately east of the shrunken remains of the medieval settlement of Marston Pillinge which includes some earthworks, a possible moat and the Grade II listed South Pillinge Farmhouse.</p> <p>The site is 300m north-east of the Grade II listed Millbrook railway station. 800m south of Stewartby Conservation Area and the Grade II listed chimneys and brick kilns at the former brickworks. 1.8km north of Millbrook Conservation Area and the Grade II registered park and garden of Ampthill Park, with the scheduled remains of Ampthill Castle and the Grade II* listed Ampthill Park House. 2.2km north-west of the scheduled and Grade I listed remains of Houghton House.</p>
Proximity to active waste site	1.2km south of the Stewartby transfer facility, leachate treatment plant and non-hazardous waste landfill.
Green Infrastructure, Biodiversity and Geodiversity Designations	Located within the Rookery Clay Pit County Wildlife Site (CWS). 150m east of Marston Vale Millennium Country Park, including Stewartby Lake CWS and the Pillinge CWS. 1km north-east of Lidlington Pit CWS. 0.8km south-west of Quest Pit Local Geological Site (LGS). 1km east of the proposed route of the

	Bedford and Milton Keynes Waterway, which runs parallel to the western boundary of the site, crossing Green Lane close to its junction with the C94.
Landscape Designations	Located within the Forest of Marston Vale.
Environment Agency Flood Zones	Partially located within Flood Zones 2 and 3
Development Requirements	<p>Due regard should be given to the existing Rookery ROMP Scheme (ref BC/CM/2000/8) which details the railway bank stabilisation, landscape, tree protection, enhancement of ROW network, surface water drainage, the Ecological Management Plan and the archaeology present at the site. South Pilling Farm lies immediately to the south-west of Rookery South and the potential impact on amenity of its occupants would need to be taken into account of in any development proposals.</p> <p>Potential operators of a facility at Rookery South would need to be aware that all vehicular movements (including HGV movements) would be required to follow the A421 via the C94 and Green Lane and traffic will need to use the cross the level crossing. In addition there would need to be discussions with Network Rail at an early stage of a proposal.</p> <p>Potential operators will need to be aware that there is a government pipeline running to the south east of the site.</p>