

## Site Allocations, Issues and Options Consultation: Aspley Guise

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**Requested by:**

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***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

| <b>CONTENTS</b>                             | <b>Page</b> |
|---|-------------|
| 4.3.3 Aspley Guise                          | 375         |
| Potential Development Sites in Aspley Guise |             |
| H001  | 377         |
| H030  | 379         |
| H071  | 381         |
| H072  | 383         |
| H303  | 385         |
| H023/E45                                    | 387         |
| Appendices                                  | 390         |
| Appendix One - Survey Additional Comments   | 391         |
| Appendix Two - Email Representations        | 404         |
| Appendix Three - Letters and Reports        | 406         |
| Appendix Four - Respondent's Postcodes      | 430         |

### 4.3.3 Aspley Guise

**Round one consultation** - Six sites have been submitted for potential development in Aspley Guise: five residential sites and one site for mixed use.

A public exhibition of these sites was held at Aspley Guise Village Hall on Thursday 27th March 2008, between 1.00pm and 7.30pm.

**Round two consultation** - No additional sites/proposals have been submitted as part of the second round of Issues and Options consultation.

**Public response** - From the Talk to Mid Beds website going live in February 2008 there were 542 visits to the Aspley Guise parish pages (up to end of 22<sup>nd</sup> September 2008) while no postal packs were distributed during the two rounds of consultation.

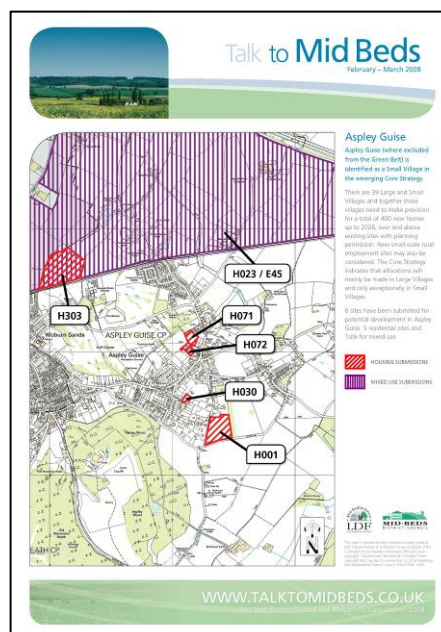


Figure 1 - Round one consultation sites

101 surveys and representations were received on sites in the parish.

#### General issues with development in Aspley Guise

Alongside the site surveys received by post, web and at exhibitions, residents submitted representations raising more general issues with development in Aspley Guise.

These issues were:

- Any urban extension to Milton Keynes should be matched with an appropriate extension to the Green Belt to prevent urban sprawl, coalescence with Milton Keynes and to protect the rural and historic character of the village
- Green Belt should be protected.

Additionally, the Aspley Guise Parish Council made a representation which covered the following key themes:

- Development in Green Belt should be avoided in accordance with the emerging Core Strategy
- Support for the proposed Green Belt extension
- Any proposed development within the village should reflect the findings of the green infrastructure plan
- Any plans for new housing in Aspley Guise should not exceed the density study currently being carried out by GVA Grimley on MBDC's behalf
- Alternative sites within Milton Keynes borough, for example around Bletchley and Newport Pagnell should be considered, before Milton Keynes is allowed to expand into Aspley Guise

Site Allocations, Issues and Options Consultation

- Local roads are incapable of supporting the increased traffic the proposed developments would create
- It is unclear how services such as education, health, policing, fire services, and refuse collection would be run by a new Central Bedfordshire Unitary authority
- The scale of development should also take into account the Eco Town proposals
- The proposals should take into account any environmental issues arising from the Habitats Directive.

They object to all the sites in Aspley Guise on these grounds.

**Potential development sites in Aspley Guise**

**Ref Number:** H001

**Submission type:** Housing

**Site Name/Address:** Land adj "Dawnedge" Aspley Guise

**Submitted proposal:** Residential. Negotiable - 9 dwellings proposed

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 18

**Site assessment criteria**

|   | Strongly agree           | Agree                    | Neither agree nor disagree | Disagree                            | Strongly Disagree                   |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Existing facilities within easy travelling distance   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Good public transport links   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Site development suitability**

|       | Count | Percent |
|-------|-------|---------|
| Yes   | 1     | 5.6%    |
| No    | 17    | 94.4%   |
| Maybe | 0     | 0.0%    |
| Total | 18    | 100.0%  |

**Additional Comments**

16 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is in the Green Belt
- Development of this greenfield site would have a detrimental impact on the countryside

Site Allocations, Issues and Options Consultation

- Development of the site would have a detrimental impact on traffic infrastructure and congestions problems
- Aspley Guise has a lack of local services and facilities to support development.

**Views of town/parish council and civic organisations**

| Organisation/<br>council         | Support/do<br>not support<br>allocation | Comments   |
|----------------------------------|---|--|
| Woburn Sands<br>District Society | Do not support                          | <p>The Society is totally opposed to this submission for the following reasons. The field concerned is within the Green Belt, is adjacent to the village Conservation Area, and is an area of Great Landscape Value. Additionally Aspley Guise is identified in the Mid Beds Core Strategy as a small village where development will be permitted only in exceptional circumstances – we can find no exceptional circumstances that would justify this development. Further it is Local Plan policy to restrict new development outside of the built up area of the village in order to protect the character and appearance of the area generally as well as the green belt in particular. More particularly this field, along with the two fields that form the area known as the Clump provide both residents, and visitors with outstanding views across the Bedfordshire countryside. We are advised that Major N Carrington-Smith and his sister, also own one of these two fields. Aspley Guise is known for its old holly hedges, and this site is bounded on two sides by such hedges, the ones lining the Gypsy Lane border, being of particular interest – sadly the one lining Woburn Lane, has not been so well cared for – and we would suspect the reason for this. However it has additionally been damaged by the development occurring at Timber Ridge. The eastern boundary is formed by a very attractive strip of woodland the subject of a tree preservation order. We would totally oppose any change of use of this field that detracted from its outstanding landscape value to both villagers and residents alike.</p> |

**Ref Number: H030**

**Submission type:** Housing

**Site Name/Address:** Chilcompton, Green Lane, Aspley Guise

**Submitted proposal:** Development of 1 dwelling

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 2**

**Site assessment criteria**

|   | Strongly agree           | Agree                    | Neither agree nor disagree          | Disagree                            | Strongly Disagree        |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Good public transport links   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Site development suitability**

|       | Count | Percent |
|-------|-------|---------|
| Yes   | 1     | 33.3%   |
| No    | 2     | 66.7%   |
| Maybe | 0     | 0.0%    |
| Total | 3     | 100.0%  |

**Additional Comments**

Two people made additional comments about this site. The comments noted that a site of this size would be appropriate for future housing in Mid-Bedfordshire.

**Views of town/parish council and civic organisations**

| Organisation/<br>council         | Support/do<br>not support<br>allocation | Comments  |
|----------------------------------|---|---|
| Woburn Sands<br>District Society | Do not support                          | <p>The Society is also concerned in respect of this submission for the following reasons. This area is within the Green Belt, is in an area of Great Landscape Value, and within the Conservation Area of Aspley Guise. Aspley Guise is identified in the Mid Beds Core Strategy as a small village where development will be permitted only in exceptional circumstances - we can find no exceptional circumstances that would justify this development. Additionally the land in this submission is designated parkland. We further object to this proposed development, as access would need to be shared with an existing dwelling on Green Lane, and additionally would impact on the amenity of residents in the surrounding area. We note with interest that in 2006 Mr Burnett applied successfully for part of the land, included in this submission, designated parkland, which had been purchased and used as a garden for 10-15 years, to be certified as lawful use.</p> |

Site Allocations, Issues and Options Consultation

**Ref Number: H071**

**Submission type:** Housing

**Site Name/Address:** Land rear of Belle Vue, Church Street, Aspley Guise

**Submitted proposal:** Development of 9 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 9**

**Site assessment criteria**

|   | Strongly agree           | Agree                    | Neither agree nor disagree | Disagree                            | Strongly Disagree                   |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Existing facilities within easy travelling distance   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Good public transport links   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Site development suitability**

|       | Count | Percent |
|-------|-------|---------|
| Yes   | 1     | 10.0%   |
| No    | 9     | 90.0%   |
| Maybe | 0     | 0.0%    |
| Total | 10    | 100.0%  |

**Additional Comments**

Seven people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Site is in Green Belt
- Development of the site would have a detrimental impact on traffic infrastructure and congestions problems along Church Street
- Development of the site would have a detrimental visual impact.

**Views of town/parish council and civic organisations**

| Organisation/<br>council         | Support/do<br>not support<br>allocation | Comments  |
|----------------------------------|---|---|
| Woburn Sands<br>District Society | Do not support                          | <p>The Society is totally opposed to this submission for the following reasons. This area is within the Green Belt, is in an area of Great Landscape Value, and within the Conservation Area of Aspley Guise. Aspley Guise is identified in the Mid Beds Core Strategy as a small village where development will be permitted only in exceptional circumstances – we can find no exceptional circumstances that would justify this development. Further it is Local Plan policy to restrict new development outside of the built up area of the village in order to protect the character and appearance of the area generally as well as the green belt in particular. The field called locally Crosby’s field, is on a ridge adjacent to Kilpins meadow, which is crisscrossed with public footpaths, giving residents and visitors, spectacular views across the village, and on to views across Bedfordshire – and area of Great Landscape Value. The main village is nestled between two high ridges, with houses set on the wooded slopes. Crosby’s field is close to the top of the northern ridge, and development in this area would impact on the whole of the village with loss of amenity. The submission identifies 2 potential access points, both are unacceptable and would be opposed by the Society. One proposed access point is from Church Street – a narrow winding steep road, which branches off Church Road, just after a blind corner. Consideration of an aerial view of the area, makes clear that access via Church Street would not be possible, without a) to the north, removing a public foot path and encroaching on the church burial ground, or b) to the south, cutting through existing garden and green space. Access from Common Farm, would mean cutting through the footpaths of Kilpin’s meadow in the vicinity of Common Farm, and would totally despoil this village amenity. Further with the proposed bowls club development on land adjacent to the recreation field, the increase of traffic on what is a badly sighted entrance onto West Hill would be a totally unacceptable hazard. We oppose this submission.</p> |

**Ref Number: H072**

**Submission type:** Housing

**Site Name/Address:** Tudor View, Church Street, Aspley Guise

**Submitted proposal:** Development of 4 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 8**

**Site assessment criteria**

|   | Strongly agree           | Agree                    | Neither agree nor disagree          | Disagree                            | Strongly Disagree                   |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Existing facilities within easy travelling distance   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Good public transport links   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to be developed for housing without significant impact on the countryside or local environment                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Site development suitability**

|       | Count | Percent |
|-------|-------|---------|
| Yes   | 3     | 33.3%   |
| No    | 6     | 66.7%   |
| Maybe | 0     | 0.0%    |
| Total | 9     | 100.0%  |

**Additional Comments**

Eight people made additional comments about this site. In keeping with the table above, the additional comment demonstrated mixed local views on the site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Site is in Green Belt
- Development of the site would have a detrimental impact on traffic infrastructure and create congestions problems along Church Street
- Development of the site would have a detrimental visual impact on the surroundings

Site Allocations, Issues and Options Consultation

- Planning permission has previously been refused
- Scale of the proposed developments is too large.

However, some respondents highlighted that three dwellings are proposed and a small development within the existing village would be appropriate.

**Views of town/parish council and civic organisations**

| Organisation/<br>council         | Support/do<br>not support<br>allocation | Comments  |
|----------------------------------|---|---|
| Woburn Sands<br>District Society | Do not support                          | This site was the subject of a planning application in 2006 06/01009/Full to erect 3 detached dwellings and 2 garages following the demolition of existing buildings. Planning permission was refused as it would be in conflict with local plan policies. This submission clearly is no different. The Society is totally opposed to this submission for the following reasons. This area is within the Green Belt, is in an area of Great Landscape Value, and within the Conservation Area of Aspley Guise. Aspley Guise is identified in the Mid Beds Core Strategy as a small village where development will be permitted only in exceptional circumstances – we can find no exceptional circumstances that would justify this development. Further it is Local Plan policy to restrict new development outside of the build up area of the village in order to protect the character and appearance of the area generally as well as the green belt in particular. This site lies to the south of Kilpin’s meadow, adjacent to the Landowner’s other submission in respect of Bellevue above, and our views are similar to those expressed in the previous submission, save only the points about access. |

**Ref Number: H303**

**Submission type:** Housing

**Site Name/Address:** Land West of Cranfield Road and North of Railway, Aspley Guise

**Submitted proposal:** Unknown

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 17

**Site assessment criteria**

|   | Strongly agree           | Agree                    | Neither agree nor disagree | Disagree                            | Strongly Disagree                   |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Existing facilities within easy travelling distance   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Good public transport links   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Site development suitability**

|       | Count | Percent |
|-------|-------|---------|
| Yes   | 0     | 0.0%    |
| No    | 17    | 100.0%  |
| Maybe | 0     | 0.0%    |
| Total | 17    | 100.0%  |

**Additional Comments**

12 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Site is in Green Belt
- Development of the site would have a detrimental impact on traffic infrastructure and cause congestion problems

- Development of the site would have a detrimental impact on the countryside/environment, eroding the gap between Woburn Sands and Aspley Guise.

**Views of town/parish council and civic organisations**

| Organisation/<br>council         | Support/do<br>not support<br>allocation | Comments  |
|----------------------------------|---|---|
| Woburn Sands<br>District Society | Do not support                          | <p>The site of this submission is within the parish of Aspley Guise, and therefore would fall into the area of Aspley Guise Triangle in Mid Bedfordshire, designated to accept some development, as yet not agreed, in respect of the Milton Keynes eastern urban extension. We have already made clear our views in our comments on Messrs Savills proposals for 5,600 dwellings in Submission Site Reference H23/E45. We would reiterate that Aspley Guise lies within the remit of the East of England Plan, still unpublished, and not the SE Plan. Any development within the Aspley Guise triangle should only occur after a fully consulted review of the East of England Plan. Our views apply equally to this site, which is for additional development over and above those proposed by Messrs Savills and we would refer you to these. However additionally there are specific concerns in respect of this submission and its impact on Woburn Sands in Buckinghamshire. 1. The proposal would mean some 300 dwellings outside of the main Woburn Sands Town – separated by the railway line and from other communities in the area, and therefore with little in the way of links to Woburn Sands, a little ghetto on the periphery of the town. 2. The density of dwellings proposed is far too high at 40 dwellings per hectare, for what is a rural area, increasing its ghetto like quality. 3. We have particular concern in respect of the Cranfield Road Junction with the main Woburn Sands to MK road A5130 at the railway crossing. The congestion at this junction is already acute, made worse by the crammed Wimpey development. Any increase in traffic at this junction would be unacceptable, creating further congestion impacting on the retail and other businesses in Woburn Sands. It would additionally cause an increase in rat running traffic through near by villages, including Aspley Guise, and Salford.</p> |

**Ref Number: H023/E45**

**Submission type:** Mixed use

**Site Name/Address:** Land west of M1, junction 13 between Bedford- Beltchley

**Submitted proposal:** Development of 7-8000 dwellings (5,600 in Mid Beds) with employment, retail, community buildings and open space.

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

*Please note this site is located within Aspley Guise and Husborne Crawley.*

**Total number of surveys/representations submitted: 47**

**Site assessment criteria**

|   | Strongly agree           | Agree                    | Neither agree nor disagree | Disagree                            | Strongly Disagree                   |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Existing facilities within easy travelling distance   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Good public transport links   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing and employment without significant impact on the countryside or local environment           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

**Site development suitability**

|       | Count | Percent |
|-------|-------|---------|
| Yes   | 2     | 4.7%    |
| No    | 39    | 90.7%   |
| Maybe | 2     | 4.7%    |
| Total | 43    | 100.0%  |

**Additional Comments**

35 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing and employment in Mid-Bedfordshire are:

- Site should be included in Green Belt

Site Allocations, Issues and Options Consultation

- Development of the site would have a detrimental impact on traffic infrastructure and cause congestion problems
- Development of the site would have a detrimental impact on the countryside/environment, eroding the gap between Woburn Sands, Aspley Guise, Husborne Crawley and Milton Keynes
- Local infrastructure is inadequate to cope with proposals of this size.

**Views of town/parish council and civic organisations**

| Organisation/<br>council         | Support/do<br>not support<br>allocation | Comments  |
|----------------------------------|---|---|
| Woburn Sands<br>District Society | Do not support                          | <p>The Society notes that Messrs Savills have incorporated the figure of 5,600 dwellings in Mid Bedfordshire from the Panel Report on the draft SE Plan. Aspley Guise and Mid Bedfordshire lie within the remit of the East of England Plan not the South East Plan and the Society feels strongly that Milton Keynes, in protecting its own rural community should not unilaterally cross into a separate region. The SE Plan, and the Panel report has of course not been agreed, and is not accepted by either the society or indeed the local councils in the area. We are increasingly concerned by developer greed and its effect not only on existing communities but also on the future residents of developments being planned. We note also that the proposed development is within Flood Zone 2 and 3 along the northeastern boundary and therefore would fall within the new requirement as redefined by a new Flooding Direction circular, which became effective on 1 January 2007. The Society is totally opposed to this scale of development, which poses considerable threat to the integrity of Aspley Guise, a historic village of great landscape value. The Society could support some limited development as part of the south eastern urban extension of Milton Keynes in Mid Bedfordshire but only if there was an extension of the green belt or similar robust protection to a) provide a substantial green buffer to prevent coalescence with Milton Keynes b) protect Braystones CWS, Aspley Guise Meadows, Hula unimproved grassland meadow, c) to protect the area from Berry Lane and Hayfields farm back to Husborne Crawley and Bedford Road AND that it was affordable housing benefiting local rural communities. The Society is supportive of the draft Aspley Guise Green Infrastructure Plan, due to be consulted on in early March 2008. We would reiterate that Aspley Guise lies within the remit of the East of England Plan, still unpublished, and not the SE Plan. Any development within the Aspley Guise triangle should only occur after a fully consulted review of the East of England Plan.</p> |

Site Allocations, Issues and Options Consultation

A full list of survey additional comments to sites in Aspley Guise can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Aspley Guise can be found in Appendix Four.