

Site Allocations, Issues and Options Consultation: Brogborough

Final Revision – December 12th 2008

For further information please contact:

Tamsin Cowley
Vision Twentyone
Milton Hall
Deansgate
Manchester
M3 4BQ

Tel: 0161 200 8000
Fax: 0161 200 8010

E-mail: nick.carley@visiontwentyone.co.uk
tamsin.cowley@visiontwentyone.co.uk

Requested by:
Mid Beds District Council
Priory House
Chicksands
Shefford
SG17 5TQ

***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.*

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4.3.6 Brogborough

Round one consultation - Four sites have been submitted for potential development in Brogborough: one residential site and three employment sites

A public exhibition of these sites was held at Cranfield Village Hall, on Thursday 28th February 2008, between 1.00pm and 8.00pm. The exhibition was attended by 120 residents. In response to a request made by a Parish Councillor, the Brogborough sites were put on public display for a second time at Aspley Guise Village hall on 27th March.

Round two consultation - From the Talk to Mid Beds website going live in February 2008 there were 355 visits to the Brogborough parish pages (up to end of 22nd September 2008) while one postal pack was distributed during the two rounds of consultation.



Figure 1 - Round one consultation sites

Public response - During the two consultation periods there were 249 visits to the Brogborough pages of the Talk to Mid Beds website and one postal consultation pack distributed.

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

General issues with development in Brogborough

A number of issues have been raised by residents of Brogborough, the Parish Council and the Woburn Sands District Society which they feel should be taken into consideration for all potential sites in the parish. These can be summarised as:

- Visual impact – there is concern as to the visual impact distribution warehouses will have on the environment
- Environmental impact – there is a concern that further storage and distribution facilities will add to air, light and noise pollution
- Employment creation – there is a concern that employment development in this location will not create local jobs
- Traffic – storage and distribution facilities will mean an increase in traffic, especially heavy goods vehicles through surrounding villages.

The Woburn Sands District Society opposes all developments in the parish (see appendix three for full response). These concerns were echoed by some respondents.

Potential development sites in Brogborough

Ref Number: H196

Submission type: Housing

Site Name/Address: Land at Highfied Farm, Bedford Road, Brogborough

Submitted proposal: Development of 85 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 39

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 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	10	27.0%
No	23	62.2%
Maybe	4	10.8%
Total	37	100.0%

Additional Comments

21 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:

- Development of the site has the potential to have a detrimental impact on road infrastructure and congestion on the A421
- The site is subject to flooding;

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- Brogborough does not have the local services and facilities to support further housing development.

However, some respondents feel the site could in the future provide and support social infrastructure, services and improved transport.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Brogborough Parish Council	Support	The Parish Council feel that the one type of development that Brogborough needs is more housing development. At present the village is too small to support a village shop (the only two we have are a transport cafe type shop selling to passing lorry drivers on A421, which will probably close if the new A421 dualling is constructed, and a Chinese takeaway that may do the same). For the village to remain a community, new housing would provide a new lifeblood. The area put forward for housing development on the west side of the present A421 would not impact on the local landscape and would certainly not cause traffic problems when the new A421 is constructed. As Brogborough tip has now closed and will be landscaped quite soon, the environmental attractiveness of the area is improving, so housing would be very fitting as a Gateway development to the Marston Vale. I am submitting this on behalf of the Parish Council.

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Ref Number: E10

Submission type: Employment

Site Name/Address: Land at Winterwoods Farm, Salford Road, Hulcote

Submitted proposal: B8 (Storage or Distribution)

Number of jobs proposed: 600-700

Period of consultation: Round one

Please note this site is located within Brogborough and Hulcote and Salford.

Total number of surveys/representations submitted: 55

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"/>
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 employment 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 employment 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	3	5.8%
No	39	75.0%
Maybe	10	19.2%
Total	52	100.0%

Additional Comments

31 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 appropriate for future employment in Mid-Bedfordshire are:

- The site is Greenfield
- Development of the site would have a detrimental impact on road infrastructure and congestion particularly the A421
- Development of this site would have a detrimental environmental impact creating light, noise and air pollution in addition to encroachment on the countryside
- The site has flooding issues

- Development of this site for employment would not create local jobs.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Brogborough Parish Council	Do not support	<ul style="list-style-type: none"> • Small Villages should not be used for employment sites. • It is a greenfield site not brownfield. Outline plans for Beds does not show this as employment site. • Drainage issues - flooding takes place regularly in these fields. • Jobs would not go to Mid Beds inhabitants but out-of-area people on minimum wages (based on evidence of present employees at Marston Gate distribution centre). So employment targets for Mid Beds would not be realistically created. (this would just be lip-service) • Red Crested Newts found in adjoining garden (No 8 Highfield) • Massive environmental and landscape impact of development of height and area on a hillside - far more visible from M1 compared to present distribution centre. • Light pollution increasing from the enormous impact at present of Marston Gate Distribution Centre.

Ref Number: E15

Submission type: Employment

Site Name/Address: Land between A421 and Marston Gate Distribution Park

Submitted proposal: B8 (Storage or Distribution)

Number of jobs proposed: Approximately 500

Period of consultation: Round one

Total number of surveys/representations submitted: 41

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 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 employment 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 employment 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	2.6%
No	30	78.9%
Maybe	7	18.4%
Total	38	100.0%

Additional Comments

26 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 employment in Mid-Bedfordshire are:

- The site is Greenfield
- Development of the site would have a detrimental impact on road infrastructure and congestion particularly the A421
- Development of this site would have a detrimental environmental impact creating light, noise and air pollution in addition to encroachment on the countryside
- The site has flooding issues
- Development of this site for employment would not create local jobs.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Brogborough Parish Council	Do not support	<ul style="list-style-type: none"> • Small Villages should not be used for employment sites. • It is a greenfield site not brownfield. Outline plans for Beds does not show this as employment site. • Drainage issues - flooding takes place regularly in these fields. • Jobs would not go to Mid Beds inhabitants but out-of-area people on minimum wages (based on evidence of present employees at Marston Gate distribution centre). So employment targets for Mid Beds would not be realistically created. (this would just be lip-service) • Red Crested Newts found in adjoining garden (No 8 Highfield) • Massive environmental and landscape impact of development of height and area on a hillside - far more visible from M1 compared to present distribution centre. • Light pollution increasing from the enormous impact at present of Marston Gate Distribution Centre.

Ref Number: E74

Submission type: Employment

Site Name/Address: Land at Highfied Farm, Bedford Road, Brogborough

Submitted proposal: B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution)

Period of consultation: Round one

Total number of surveys/representations submitted: 34

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 employment 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 employment 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	27	84.4%
Maybe	5	15.6%
Total	32	100.0%

Additional Comments

20 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 employment in Mid-Bedfordshire are:

- The site is Greenfield
- Development of the site would have a detrimental impact on road infrastructure and congestion particularly the A421
- Development of this site would have a detrimental environmental impact creating light, noise and air pollution in addition to encroachment on the countryside
- The site has flooding issues
- Development of this site for employment would not create local jobs.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Brogborough Parish Council	Do not support	<ul style="list-style-type: none"> • Small Villages should not be used for employment sites. • It is a greenfield site not brownfield. Outline plans for Beds does not show this as employment site. • Drainage issues - flooding takes place regularly in these fields. • Jobs would not go to Mid Beds inhabitants but out-of-area people on minimum wages (based on evidence of present employees at Marston Gate distribution centre). So employment targets for Mid Beds would not be realistically created. (this would just be lip-service) • Red Crested Newts found in adjoining garden (No 8 Highfield) • Massive environmental and landscape impact of development of height and area on a hillside - far more visible from M1 compared to present distribution centre. • Light pollution increasing from the enormous impact at present of Marston Gate Distribution Centre.
Ridgmont Parish Council	Do not support	<p>Oppose development on the site as it would not be in line with their Housing and Village Sustainability Policy, with reference to statement number:</p> <ul style="list-style-type: none"> • (c) Environment (vi) Seek reduction in light pollution levels in particular from the M1 and Prologis park and beyond.

A full list of survey additional comments to sites in Brogborough 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 Brogborough can be found in Appendix Four.