

Site Allocations, Issues and Options Consultation: Cranfield

Final Revision – December 12th 2008

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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.

CONTENTS	Page
4.3.9 Cranfield	1 1 0 6
Potential Development Sites in Cranfield	
H026	1 1 0 8
H040	1 1 1 0
H057	1 1 1 2
H099	1 1 1 4
H104	1 1 1 6
H105	1 1 1 8
H133	1 1 2 0
H180	1 1 2 2
H214	1 1 2 4
H274	1 1 2 6
H310	1 1 2 8
H322	1 1 3 0
E02	1 1 3 2
E26	1 1 3 4
E41	1 1 3 6
E82	1 1 3 8
Appendices	1 1 4 1
Appendix One - Survey Additional Comments	1 1 4 2
Appendix Two - Email Representations	1 1 8 7
Appendix Three - Letters and Reports	1 1 9 3
Appendix Four - Respondent's Postcodes	1 2 1 8

Site Allocations, Issues and Options Consultation

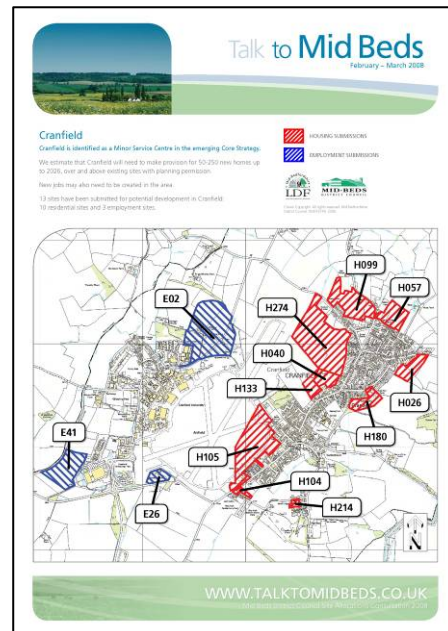
4.3.9 Cranfield

Round one consultation - 13 sites have been submitted for potential development in Cranfield: ten residential sites and three employment sites.

A public exhibition of these sites was held at Cranfield Village Hall, Thursday 28th February 2008, between 1.00pm and 8.00pm.

Round two consultation - Three additional sites/proposals have been submitted for consideration for potential development in Cranfield: two residential sites and one employment site.

A public exhibition of these sites was held at Lidlington Village Hall, High Street, Lidlington on Tuesday 8th July, between 12.30pm and 7:00pm.



Public response - From the Talk to Mid Beds website going live in February 2008 there were 966 visits to the Cranfield parish pages (up to end of 22nd September 2008) while 22 postal packs were distributed during the two rounds of consultation.

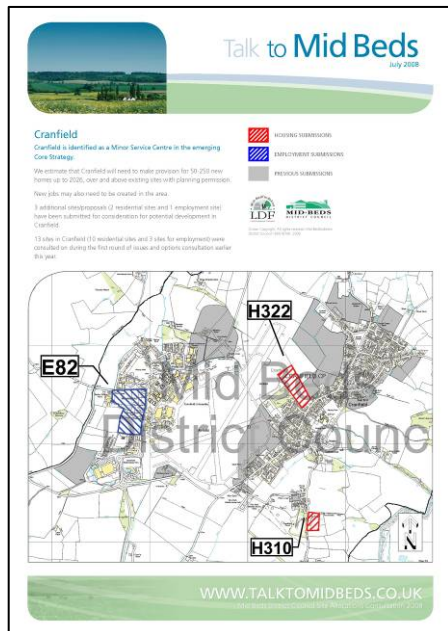


Figure 2 - Round two consultation sites

- Lack of adequate planned health provision
- Lack of adequate planned educational facilities.

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

General issues with development in Cranfield

A number of issues have been highlighted by residents and the parish council which they feel should be taken into consideration for all potential sites in the parish.

Cranfield Parish Council opposes all further housing development in Cranfield for the following reasons:

- Lack of adequate current or planned road infrastructure
- Lack of adequate current or planned public transport network

The Parish Council also raise concerns about the capacity of the sewerage system to cope with storm water run-off, citing increasing examples of local flooding which they claim is caused by increasing numbers of houses. The Parish Council

Site Allocations, Issues and Options Consultation

also highlight that 86% of respondents to this year's village plan survey responded 'No' to the question: Do you feel there is a need for more housing in the village?

Potential development sites in Cranfield

Ref Number: H026

Submission type: Housing

Site Name/Address: Bedford Road, East End, Cranfield

Submitted proposal: Development of approximately 100 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 40

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	0	0.0%
No	40	100.0%
Maybe	0	0.0%
Total	40	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 is appropriate for future housing in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on the countryside with the loss of a greenfield site
- Infrastructure, services and facilities will not sustain development

Site Allocations, Issues and Options Consultation

- Development has the potential to have a detrimental impact on road infrastructure and congestion most notably on Bedford Road
- Development in this location would relate poorly to the existing settlement and be outside the settlement envelope
- Development of this size and in this location has the potential to have a detrimental impact on visual amenity.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education - No draft or clear plans on how to provide adequate education provision.</p> <p>Roads - Traffic problems on High Street exacerbated</p> <p>Other - Negative effect on quality of life of the existing residents in Hillcrest / Bedford Road. Would extend the ribbon development of the village which is unacceptable. It is a greenfield site.</p>

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Ref Number: H040

Submission type: Housing

Site Name/Address: Land Rear of Central Garage, High Street, Cranfield

Submitted proposal: Development of 100 dwellings and doctors surgery

Period of consultation: Round one

Total number of surveys/representations submitted: 33

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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	13	39.4%
No	14	42.4%
Maybe	6	18.2%
Total	33	100.0%

Additional Comments

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

- Development has the potential to have a detrimental impact on the countryside
- Development would has the potential to have a detrimental impact on road infrastructure and congestion, notably the High Street
- Infrastructure, services and facilities unable to sustain development.

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Key reasons respondents think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development location means it will be well served by local facilities
- New doctors surgery is needed in the village
- Logical infill, site of least impact.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not Support	<p>Education – No draft or clear plans on how to provide adequate education provision</p> <p>Roads - Traffic problems on High Street exacerbated - particularly in the area around the Co-op which is already very congested at peak times</p> <p>Other - Negative effect on quality of life of the existing residents in High Street / Mill Road. This site changes the development line on the northern side of the High Street which is opposed by CPC, and could lead to further development pressure.</p>

Ref Number: H057

Submission type: Housing

Site Name/Address: Land at Broad Green Farm, Bourne End Road, Cranfield

Submitted proposal: Development of 160+ dwellings

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 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	2.9%
No	32	94.1%
Maybe	1	2.9%
Total	34	100.0%

Additional Comments

25 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 has the potential to have a detrimental impact on the countryside with the loss of a greenfield site outside the settlement envelope
- Development would reduce the buffer to the SSSI

Site Allocations, Issues and Options Consultation

- Development has the potential to have a detrimental impact on road infrastructure and congestion most notably Bourne End Road
- Infrastructure, services and facilities will not sustain development
- Development would not be located near to local services or public transport.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education – No draft or clear plans on how to provide adequate education provision.</p> <p>Roads - Entrance / exit on to Bourne End Road too close to bend with poor visibility. Bourne End Road is inadequate for the number of vehicles that would be entering and leaving this development.</p> <p>Other - Negative effect on quality of life of the existing residents in surrounding properties. Extends the village in to the countryside, which is to be discouraged. Would extend the ribbon development of the village. It is a greenfield site.</p>

Ref Number: H099

Submission type: Housing

Site Name/Address: Land between Bourne End Road and Crawley Road, Cranfield

Submitted proposal: Development of approximately 200 dwellings.

Period of consultation: Round one

Total number of surveys/representations submitted: 32

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	0	0.0%
No	30	90.9%
Maybe	3	9.1%
Total	33	100.0%

Additional Comments

28 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 has the potential to have a detrimental impact on the countryside with the loss of a greenfield site outside the village envelope
- Infrastructure such as drainage and sewerage, services and facilities will not sustain development

- Development has the potential to have a detrimental impact on road infrastructure and congestion.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not Support	<p>Education – No draft or clear plans on how to provide adequate education provision.</p> <p>Roads - Bourne End Road is inadequate for the number of vehicles that would be entering and leaving this development. Visibility along the road is poor.</p> <p>Other - Negative effect on quality of life of the existing residents in Crawley Road. Extends the village development line in to the countryside, which is to be discouraged. It is a greenfield site.</p>

Ref Number: H104

Submission type: Housing

Site Name/Address: 1 & 2 High Street, Cranfield

Submitted proposal: Development of 20-25 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 23

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	5	22.7%
No	13	59.1%
Maybe	4	18.2%
Total	22	100.0%

Additional Comments

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

- Development has the potential to have a detrimental impact on the countryside with the loss of a greenfield site
- Infrastructure, services and facilities are unable to sustain development
- Development has the potential to have a detrimental impact on road infrastructure and congestion
- Development will join the housing in Lodge Road to the Home Farm site

However, comments also noted that the existing dwellings on the site are an eyesore and access could be incorporated into the Home Farm site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not Support	<p>Education – Too small to provide funds for required education provision.</p> <p>Roads - Traffic problems on High Street exacerbated.</p> <p>Other - Previous advice to the Bedfordshire Land Bank who were enquiring about bringing the two derelict houses back in to use was that the site was too close to the runway to be developed. Negative effect on quality of life of the existing residents in Lodge Road. Joins Lodge Road to the Home Farm site. Overdevelopment of this site.</p>

Ref Number: H105

Submission type: Housing

Site Name/Address: Land at Cranfield Airfield, Cranfield University, Cranfield

Submitted proposal: Development of 425 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 43

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 checked="" type="checkbox"/>	<input 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 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	11	26.8%
No	27	65.9%
Maybe	3	7.3%
Total	41	100.0%

Additional Comments

38 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:

- Infrastructure, services and facilities will not sustain development
- Development has the potential to have a detrimental impact on the environment with the loss of a large area of the airfield
- Development has the potential to have a detrimental impact on road infrastructure and congestion

Site Allocations, Issues and Options Consultation

- Development adjacent to the airfield has the potential to raise safety and noise issues
- Home Farm was chosen as the location for significant development in Cranfield.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education – No draft or clear plans on how to provide adequate education provision.</p> <p>Roads - Traffic problems on High Street exacerbated.</p> <p>Other - Negative effect on quality of life of the existing residents in Townsend Close, Folly Farm, Merchant Lane. Too close to runway. No defined boundary. No identified need for this many houses.</p>

Ref Number: H133

Submission type: Housing

Site Name/Address: Rear of High Street, Cranfield

Submitted proposal: Development of 25-35 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 20

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 checked="" type="checkbox"/>	<input 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	14.3%
No	13	61.9%
Maybe	5	23.8%
Total	21	100.0%

Additional comments

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

- Development has the potential to have a detrimental impact on the countryside with the loss of a greenfield site
- Infrastructure, services and facilities unable to sustain development
- Development would have the potential to have a detrimental impact on road infrastructure and congestion.

Site Allocations, Issues and Options Consultation

However, comments also noted that this site was preferred to H040, the site is well located to be served by village facilities and could be appropriate for a new doctors surgery.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education – Too small to provide funds for required education provision.</p> <p>Roads - Traffic problems on High Street exacerbated.</p> <p>Other - Negative effect on quality of life of the existing residents in the High Street. This site changes the development line on the northern side of the High Street which is opposed by CPC, and could lead to further development pressure. It is a greenfield site.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H180

Submission type: Housing

Site Name/Address: Land at East End Farm, Bedford Road, Cranfield

Submitted proposal: Development of 70 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 28

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 checked="" type="checkbox"/>	<input 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	2	7.1%
No	23	82.1%
Maybe	3	10.7%
Total	28	100.0%

Additional Comments

18 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 housing in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on the countryside with the loss of a greenfield site
- Development has the potential to have a detrimental impact on road infrastructure and congestion
- Infrastructure, services and facilities will not sustain development

- Development would have a detrimental impact on visual amenity across Marston Vale.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education – No draft or clear plans on how to provide adequate education provision.</p> <p>Roads - Traffic problems on Bedford Road exacerbated.</p> <p>Other - Negative effect on quality of life of the existing residents in Bowling Green Road. This is a greenfield site.</p>

Ref Number: H214

Submission type: Housing

Site Name/Address: Former Glasshouse Land, Lodge Road/Ailwyns Acre/Wood End, Cranfield

Submitted proposal: Development of 5-15 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 28

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 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	4	13.8%
No	22	75.9%
Maybe	3	10.3%
Total	29	100.0%

Additional comments

25 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 housing in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on the road infrastructure and create congestion in the Lodge Road area, leading to possible safety issues
- Previous applications on the site have been refused or withdrawn

- Development would be outside the settlement envelope
- Infrastructure, services and facilities will not sustain development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education – Too small to provide funds for required education provision.</p> <p>Roads - Entrance / exit is on road with poor visibility.</p> <p>Other - 5-15 houses is overdevelopment of this site. Outside village development line. Would impinge on houses in Always Acre.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H274

Submission type: Housing

Site Name/Address: Land South of Crawley Road, Cranfield

Submitted proposal: Development of approximately 400 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 44

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	3	6.8%
No	39	88.6%
Maybe	2	4.5%
Total	44	100.0%

Additional Comments

37 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 has the potential to have a detrimental impact on the countryside with the loss of a large greenfield site
- Infrastructure, services and facilities will not sustain development
- Development has the potential to have a detrimental impact on road infrastructure and create congestion

- The site is close to the runway.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	<p>Education - No draft or clear plans on how to provide adequate education provision.</p> <p>Roads - Traffic problems on Crawley Road exacerbated - this is a main route to the Technology Park which will be further expanded over time.</p> <p>Other - Negative effect on quality of life of the existing residents in Mill Road. No identified need for this many houses - too large a site. This extends the village development line too far and opens up a large area to further development pressure. It is a greenfield site.</p>

Ref Number: H310

Submission type: Housing

Site Name/Address: Highridge, Woodend Road, Cranfield

Submitted proposal: Residential development of 6 executive dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 12

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"/>
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%
No	11	100.0%
Maybe	0	.0%
Total	11	100.0%

Additional Comments

10 people made additional comments about this site. In keeping with the table above the additional comments do not think this site is suitable for the future development of housing. Key reasons behind this opposition are:

- Inadequate access for an increased number of cars
- Traffic/congestion in the village would increase
- Rural character of the location should be preserved.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	This Council objects to this site for housing development for the following reasons: It is outside the VDL, It compromises this Councils position with regards to the Quiet Lane Policy, It would have an adverse visual impact on the countryside, Transport links are poor, Infrastructure inadequate to take further housing in Cranfield.

Site Allocations, Issues and Options Consultation**Ref Number: H322****Submission type:** Housing**Site Name/Address:** Glebe Land, rear of The Cross Keys PH, High Street, Cranfield**Submitted proposal:** Residential development of approximately 60 dwellings**Period of consultation:** Round two**Total number of surveys/representations submitted:** 11**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 checked="" type="checkbox"/>	<input 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	2	28.6%
No	5	71.4%
Maybe	0	.0%
Total	7	100.0%

Additional Comments

Six people made additional comments about this site. In keeping with the table above additional comments were predominantly opposed to the future development of housing. One positive respondent noted that development would add to the localities green infrastructure and the site is well placed for transport links. Key reasons given for opposition to the development of housing on this site are:

- Limited existing local services
- Further development would add to existing traffic/congestion problems.

- Concerns about overdevelopment in conjunction with other proposed sites

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	This Council objects to this site for housing development for the following reasons: It is outside the VDL, Access would impact on an already overburdened High Street, Education - there are presently no spaces in the Lower School, It is behind the existing building line, Transport links are poor, Infrastructure inadequate to take further housing in Cranfield

Site Allocations, Issues and Options Consultation

Ref Number: E02

Submission type: Employment

Site Name/Address: Land at Wharley Farm, College Road, Cranfield

Submitted proposal: B1 (Research & Development, Design & Office)

Period of consultation: Round one

Total number of surveys/representations submitted: 19

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"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	20.0%
No	8	40.0%
Maybe	8	40.0%
Total	20	100.0%

Additional Comments

17 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on road infrastructure and congestion through an increase in commuting
- Development has the potential to have a detrimental impact on the countryside as a result of the loss of a greenfield site.

Key reasons respondents think this site is appropriate for future employment in Mid-Bedfordshire are:

- Established employment area
- Type of employment proposed is important to the district

Site Allocations, Issues and Options Consultation

- Some development may be accepted but not of the proposed size and scale.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	Enormous site – and there is sufficient provision for employment in Cranfield already.

Site Allocations, Issues and Options Consultation

Ref Number: E26

Submission type: Employment

Site Name/Address: Stilliters Farm, off Moulsoe Road, Cranfield

Submitted proposal: B1 (Business)

Period of consultation: Round one

Total number of surveys/representations submitted: 14

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"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	20.0%
No	8	53.3%
Maybe	4	26.7%
Total	15	100.0%

Additional Comments

13 people made additional comments about this site. In keeping with the table above the additional comments are mixed. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on road infrastructure and congestion due to an increase in commuting and poor access
- The scale of the proposed development is not appropriate for this site
- Development has the potential to have a detrimental impact on the countryside eroding the gap between settlements.

Key reasons respondents think this site is appropriate for future employment in Mid-Bedfordshire are:

- Established employment area and relates well to the technology park

- Substantial landscaping would be required
- A green travel plan should be put in place.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	Far too big a proposal - the site is not joined on to any existing building; a 3 storey office block at the summit of the ridge would cause a major impact on the landscape.

Ref Number: E41

Submission type: Employment

Site Name/Address: Cranfield Glebe, Land West of Cranfield Technology Park, Cranfield

Submitted proposal: B1 (Business)

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	23.5%
No	10	58.8%
Maybe	3	17.6%
Total	17	100.0%

Additional Comments

15 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents do not think this site appropriate for future employment in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on the countryside with the loss of a greenfield site and reduce the buffer to the SSSI
- Development has the potential to have a detrimental impact on road infrastructure and congestion due to an increase in commuting
- Issues of site access.

Site Allocations, Issues and Options Consultation

Key reasons respondents think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development of the site would have a lesser impact on visual amenity
- Location of the site is well placed to local services
- Well established employment area.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	This is a greenfield site and would look out of place if developed. It could lead to pressure to develop fields either side of it.

Site Allocations, Issues and Options Consultation

Ref Number: E82

Submission type: Employment

Site Name/Address: Land west of University Way, and Wharley Lane, Wharley End, Cranfield

Submitted proposal: High quality business units potentially for research and development uses

Number of jobs proposed: Unknown

Period of consultation: Round two

Total number of surveys/representations submitted: 4

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	25.0%
No	2	50.0%
Maybe	1	25.0%
Total	4	100.0%

Additional Comments

Two people made additional comments on this site. One respondent thinks this site is appropriate for future development of employment due to its proximity to the university and airfield. One respondent does not think this site is suitable for the development of employment as it would be an encroachment into green space.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Cranfield Parish Council	Do not support	This Council objects to this site for housing development for the following reasons: Members noted that the site includes residential accommodation, It is outside the VDL, It is behind the existing building line, Transport links are poor, Inadequate infrastructure, Education - there are presently no spaces in the Lower School

Site Allocations, Issues and Options Consultation

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