

## DUNTON APPENDICES

***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.

**DUNTON APPENDIX ONE**  
Survey Additional Comments

Site Allocations, Issues and Options Consultation**Ref Number: H192**

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Darren Brooker	Any development in the proposed site at the end of Boot Lane should include mandatory requirements for the improvement of the junction of Boot Lane, High Street and Cambridge Road, Dunton.

This representation was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Ms Anita Lewis	Only site submitted. Village needs houses if school is to remain. Concern about the junction with Boot lane and Cambridge road. Parish council supported this with some reluctance.

**DUNTON APPENDIX TWO**  
Email Representations

Site Allocations, Issues and Options Consultation

No representations concerning the parish or its site were received by email.

**DUNTON APPENDIX THREE**  
Letters and Reports

<b>Name/Organisation</b>	<b>Subject</b>
Mr & Mrs R Frost	H192 Dunton
The Rambler's Association	H192 Dunton

25<sup>th</sup> March 2008

Dear Sirs,

**Talk to Mid Beds - Local Development Framework Consultation  
Ref Number H192 - Land off Boot Lane, Dunton**

We are concerned about the proposed site for housing in Dunton for the following reasons:-

- A development of this size in a small village would involve a significant increase in the amount of traffic in the village. Most households have at least two cars these days and the proposed number of houses would result in an unacceptable increase in traffic, in what has been a quiet cul-de-sac for many years, with a resultant loss of quality of life for existing residents.
- Because of this probably increase in traffic, we are particularly concerned about road safety aspects of the development, with regard to children and the elderly, who are not used to much traffic in this quiet road.
- Vehicular access out of Boot Lane on to the main road is very restricted and visibility is very poor. The effect of a significant increase in traffic using this junction would need to be assessed, and alternative access to the site should be considered.
- Dunton lacks the infrastructure to support new houses - there is currently no shop or post office in the village. It is at least three miles in most directions for the nearest shops and public transport is often unreliable.
- The site is outside the current village boundary and provides a valuable buffer between existing houses and the surrounding countryside. The footpath across it is used by many locals as a means to access footpaths in the surrounding fields. The development will have a detrimental effect on wildlife in the area.

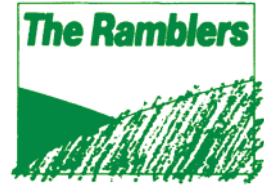
We hope you will take these concerns into account in your consultation.

Yours Faithfully

Mr & Mrs R Frost

Mid Beds District Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
SG17 5TQ

**The Ramblers' Association**  
Working for walkers



**Bedfordshire Area**

Groups:

North Beds Saturday Ramblers  
Ivel Valley • Lea & Icknield  
Leighton Buzzard • Ouse Valley

9 Kingfisher Close

**BY EMAIL**

Your ref: LDF/SA/Site Allocations

Mr Chris Duffy  
Vision Twentyone  
Deansgate  
Manchester  
M3 4BQ

8 April 2008

Dear Mr Duffy

**Site allocations DPD: Issues and Options Consultation**

**Dunton, Everton, Potton, Sandy, Sutton, Wrestlingworth & Cockayne Hatley parishes**

Thank you for your letter dated 14 February 2008 inviting the Ramblers' Association to comment on this consultation, also for the extension in the deadline for comment. On behalf of the Ramblers' Association, I am responding specifically for potential development sites within the parishes listed above on the possible impact each site may have on use of Public Rights of Way (also Permissive Paths if relevant) and access to them. Only sites that may affect paths are listed in the comments that follow. General comments are provided after the comments on individual sites.

Other RA Footpath Officers and Group Footpath Secretary volunteers will be responding on the other parishes containing potential development sites. For awareness, a Word letter template has been provided but some RA respondents may overlook amending the filename from the default as issued.

To aid conciseness, 'Footpath' and 'Bridleway' are abbreviated to 'FP' and 'BW' respectively in references to public path numbers.

Yours sincerely

Roger Chick  
Local Footpath Officer, Ramblers' Association

Cc Chris Meadows, Chairman, Beds Area FP Committee, Ramblers' Association (email)

**MBDC Site allocations DPD: Issues and options consultation  
Ramblers' Association comments for specified parishes**

## **Dunton**

### **H192 Land off Boot Lane**

Dunton FP1 crosses this potential site. If developed, we request that any diversion of the footpath or absorption within the development maintains a reasonably direct access route.

## **Everton**

No comments – no public Rights of Way involved in any of the listed potential sites.

## **Potton**

### **H022 Drew's Land Site, Sandy Road**

This potential site is bounded to the north by Potton BW9 and is located next to an existing residential development. We have no objection to this site.

### **H266 Land rear of Everton Road**

The southernmost part of this potential site is bounded by Mill Lane / Potton BW6. We have no objection to this site.

### **H054 Land rear of Everton Road**

Potton BW6 crosses this potential site. It is noted that primary access would be from Everton Road with a new road linking Everton Road to Mill Lane. We have no objection providing vehicular access is restricted on the section of bridleway BW6 west of the site.

### **H089 Jays Farm, Myers Road**

Potton FP12 runs along the short sloping north edge of this potential site. We have no objection.

### **H111 35 Mill Lane**

Potton BW6 / Mill Lane forms the north boundary of this potential site. We have no objection.

### **H239 Land at Deepdale – Strong objection**

This potential site is bounded by Potton BW5 to the south and along part of the east side, and by Carthagena Road on the west side. The section of BW5 along the east side is not usable due to old mineral excavations. A permissive bridleway exists within the site. It runs northwest from the southern section of BW5 and is routed not far from BW5 and then Carthagena Road, where it terminates. Consultation by Bedfordshire CC RoW has taken place and it is understood that this permissive bridleway will be dedicated as a public bridleway (i.e. as a right of way) in the near future. It will provide users with a safer route between BW5 and Deepdale Lane, which forms part of the Skylark Ride route for horse riders and part of the Potton circular walk (both promoted routes). BW5 is also much used by local walkers.

This site is well separated from the settlement envelope and development of this area would be undesirable. Another consideration is that part of this site has been used for landfill. This raises significant questions regarding its stability and suitability for housing or other development. For all these reasons, development of this site would be totally inappropriate. We request that this site is rejected and excluded from further consideration.

### **H290 Land adjacent to Westbury Homes Development, Old Bedford Road**

This potential site is bounded to the south by Old Bedford Road / Potton BW9. We have no objection providing vehicular access is restricted on the section of bridleway west of the site.

**MBDC Site allocations DPD: Issues and options consultation  
Ramblers' Association comments for specified parishes**

**H297 6-8 Sutton Road**

Potton FP1 touches the southwest corner of this potential site. This footpath links Potton to Sutton via Pegnut Hill Wood. This site is adjacent to an existing residential development and would not further affect the footpath. We have no objection to this site.

**Sandy**

**H272 Land to the North of Sunderland Road**

Sandy FP24 bounds this potential site to the south and Sandy BW21 to the east. The bridleway is a dead-end route. The site is a subset of site H202. We have no objection to this site.

**H202 Land to the North of Sunderland Road**

Sandy FP24 bounds this potential site to the south and Sandy BW21 to the east. The bridleway is a dead-end route. We have no objection to this site.

**H236 Tempsford Road, Georgetown**

Sandy FP1 crosses this potential site. We have no objection to this site.

**H295 Meller Beauty Premises, Sunderland Road**

Sandy BW22 borders the north side of this potential site. If redeveloped, we request that suitable screening is provided for the bridleway.

**H304 Land East of Railway Line – Strong objection**

Three public rights of way cross or border this potential site. Sandy BW25 runs along nearly all of the west side, between the site and the railway line. Sandy BW26 crosses the site towards the south and it connects to Sandy FP37, which runs along a short eastern edge. These paths are important routes in the right of way network and provide a link between Sandy to the west and the Greensand Ridge Walk long distance route to the east. Development of this site would urbanise and industrialise the area east of the railway line. This would be inappropriate and unwelcome. We request that this site is rejected and excluded from further consideration.

**E38 Land East of Middlesfield Road**

Sandy BW21 bounds this potential site to the west and Sandy BW25 runs along part of the south. . If redeveloped, we request that suitable screening is provided for the bridleway.

**Sutton**

No comments – no public Rights of Way involved in the listed potential site.

**Wrestingworth**

**H090 Land adjacent to Water End, High Street**

Wrestlingworth & Cockayne Hatley FP W4 provides the south boundary of this potential site. Providing the footpath is not affected, we have no objection to this site.

**H186 Land adjacent to Church Farm, Potton Road**

Wrestlingworth & Cockayne Hatley FP W8 provides the north boundary of this potential site. Providing the footpath is not affected, we have no objection to this site.

**MBDC Site allocations DPD: Issues and options consultation  
Ramblers' Association comments for specified parishes**

**General comments**

The documentation provided for the above sites does not show public rights of way on site plans or state in the text for each site if any Rights of Way cross or adjoin the site. This is not satisfactory. Public Rights of Way are (or should be) a material consideration that is taken into account when suitability of each site is assessed. Without this information, it is possible that this may not be the case. Another important aspect is that, without this information, the general public may be unaware of relevant rights of way on and in the vicinity of the potential development sites. We request that subsequent consultations include plans showing all rights of way and that details for each site state if any rights of way cross or adjoin the site.

It is noted that some sites contain land that is in Flood Zone 2 and/or Flood Zone 3 (high risk). Taking account of increasing flood risk from global warming and from continual development in the past of what was previously agricultural land, sometimes including flood plain, we request that no development whatsoever is allowed to take place on land within Flood Zone 2 or 3. This request extends to all sites in the Mid Beds Development Site Allocations consultation.

**DUNTON APPENDIX FOUR**  
Respondents' Postcodes

Site Allocations, Issues and Options Consultation

Below is a list of respondents' postcodes (where available) who submitted surveys or representations in other formats, about sites in the parish or about Dunton in general.

Postcode
LU5 6NF
MK40 3JJ
SG18 8UP
SG19 2LR
SG19 2NB