

Site Allocations, Issues and Options Consultation: Harlington

Final Version - 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.*

CONTENTS	Page
4.3.16 Harlington	1530
Potential Development Sites in Harlington	
H078	1531
H088	1533
H292	1535
H329	1536
E51	1538
E72	1540
Appendices	1540
Appendix One - Survey Additional Comments	1543
Appendix Two - Email Representations	1584
Appendix Three - Letters and Reports	1591
Appendix Four - Respondent's Postcodes	1609

Site Allocations, Issues and Options Consultation

4.3.16 Harlington

Round one consultation - Five sites have been submitted for potential development in Harlington: three residential sites and two employment sites.

A public exhibition of these sites was held at The Rufus Centre in Flitwick on Saturday 15th March 2008, between 9.00am and 1.00pm.

Round two consultation - One additional residential site/proposal has been submitted for consideration for potential development in Harlington.

A public exhibition of these sites was held at the Maulden Church Hall, Church Road, Maulden on Friday 11th July 2008, between 2.00pm and 8pm.

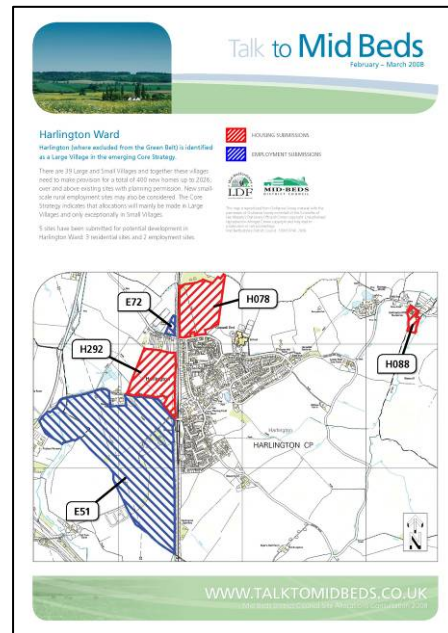


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1050 visits to the Harlington parish pages (up to end of 22nd September 2008) while six postal packs were distributed during the two rounds of consultation.

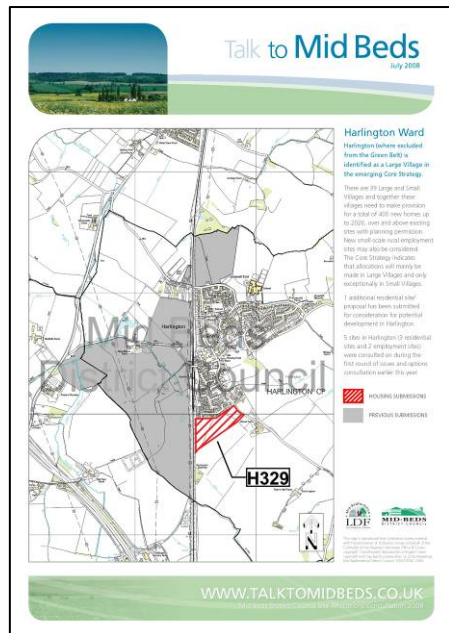


Figure 2 - Round two consultation sites

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

General issues with development in Harlington

A number of issues have been highlighted by residents which they feel should be taken into consideration for all potential sites in the parish. These focus on the designated areas of Green Belt, Areas of Outstanding Natural Beauty and Areas of Great Landscape Value, as well as the poor condition of local infrastructure, especially water supply and sewerage.

Potential development sites in Harlington

Ref Number: H078

Submission type: Housing

Site Name/Address: Land at Goswell End Road, Harlington

Submitted proposal: Development of approximately 350 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 88

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	5	5.7%
No	79	89.8%
Maybe	4	4.5%
Total	88	100.0%

Additional comments

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

- The site is in Green Belt
- The size of the number of dwellings proposed are not in keeping with the village surroundings

Site Allocations, Issues and Options Consultation

- The additional vehicles would cause traffic congestion
- The increased population would also provide a strain on infrastructure.

A few respondents noted that some minor development would be acceptable, especially if it helped to support local shops and the Post Office.

Site Allocations, Issues and Options Consultation

Ref Number: H088

Submission type: Housing

Site Name/Address: Mill End Nurseries, Harlington Road, Sharpenhoe Harlington

Submitted proposal: Development of 5 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 54

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

Site development suitability

	Count	Percent
Yes	14	25.9%
No	25	46.3%
Maybe	15	27.8%
Total	54	100.0%

Additional comments

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

- The site is in Green Belt
- The site is an Area of Outstanding Natural Beauty and an Area of Great Landscape Value.

Site Allocations, Issues and Options Consultation

However, a number of respondents did highlight that they did not have major opposition to the site as it was for a small number of dwellings that are in keeping with those surrounding the site. Nevertheless, the site being in Green Belt was often still an issue for these respondents.

Site Allocations, Issues and Options Consultation

Ref Number: H292

Submission type: Housing

Site Name/Address: Land West of the Midland Mainline Railway, Toddington Road, Harlington

Submitted proposal: Development of 150 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 75

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	5	6.7%
No	63	84.0%
Maybe	7	9.3%
Total	75	100.0%

Additional comments

56 people made additional comments about this site. In keeping with the table above a large amount of the additional comments were opposed to development of this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is in Green Belt
- Too many dwellings are being proposed which would place too much strain on roads, water supply, electricity supply, sewerage system, schools and medical facilities.

Site Allocations, Issues and Options Consultation

Ref Number: H329

Submission type: Housing

Site Name/Address: Land South of Pilgrims Close, Harlington

Submitted proposal: Residential development of up to approximately 200 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 42

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	8.8%
No	29	85.3%
Maybe	2	5.9%
Total	34	100.0%

Additional comments

29 people made additional comments about this site. In keeping with the table above a large amount of the additional comments were opposed to development of this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is in Green Belt and would result in a loss of greenfield land and wildlife habitat

Site Allocations, Issues and Options Consultation

- Too many dwellings are being proposed which would place too much strain on roads, water supply, electricity supply, sewerage system, schools and medical facilities
- The site and area has been subject to flooding.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Harlington Parish Council	Do not support	The proposal is outside the curtilage of the village in an area of Great Landscape Value, it would mean the loss of Green Belt and amenity, and would have an adverse affect on the centre of the village. The loss of Green Belt is contrary to the emerging core strategy.

Site Allocations, Issues and Options Consultation

Ref Number: E51

Submission type: Employment

Site Name/Address: Land West of the Midland Mainline Railway, Harlington

Submitted proposal: B1 (Business), B8 (Storage and Distribution) use, hotels and areas of parking, mixed use, open spaces, cycle & footpaths

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 124

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	2	1.6%
No	119	96.7%
Maybe	2	1.6%
Total	123	100.0%

Additional comments

102 people made additional comments about this site. In keeping with the table above, a large amount of the additional comments were opposed to development of this site. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- The site is in Green Belt;
- The surrounding roads are inadequate to deal with the sort of traffic (HGVs) such a large scale development would create. The A5120, especially as it narrows through Toddington, Flitwick and Westoning was seen as particularly unsuitable, as was junction 12 of the M1;

Site Allocations, Issues and Options Consultation

- A site of this size is inappropriate in such close to proximity to a small village, and would have a detrimental effect on the rural character of the area.

Site Allocations, Issues and Options Consultation

Ref Number: E72

Submission type: Employment

Site Name/Address: Bridgeside Nursery, Westoning Road, Harlington

Submitted proposal: B1 (Office, Light Industry)

Number of jobs proposed: 150

Period of consultation: Round one

Total number of surveys/representations submitted: 42

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 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	6	14.3%
No	28	66.7%
Maybe	8	19.0%
Total	42	100.0%

Additional comments

28 people made additional comments about this site. In keeping with the table above, a large amount of the additional comments were opposed to development of this site. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- The amount of excess traffic this would create in the village, made more concerning because of the site's proximity to the school;
- The site is in Green Belt.

Site Allocations, Issues and Options Consultation

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