

Site Allocations, Issues and Options Consultation: Hulcote and Salford

September 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.*

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4.3. 20 Hulcote and Salford

Round one consultation - Five sites have been submitted for potential development in Hulcote and Salford: four residential sites and one employment site.

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

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

Public response - From the Talk to Mid Beds website going live in February 2008 there were 334 visits to the Hulcote and Salford parish pages (up to end of 22nd September 2008) while one postal pack was distributed during the two rounds of consultation.

117 surveys and representations were received relating to development in the parish and the submitted sites.

General issues with development in Hulcote and Salford

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

- Schools – the Parish Council request input from the Education Authority with regard to the capacity of local schools
- Affordability – there is a preference for affordable homes for local people, as opposed to ‘executive’ homes
- Public transport – the village bus service is poor
- Preservation of rural village character.

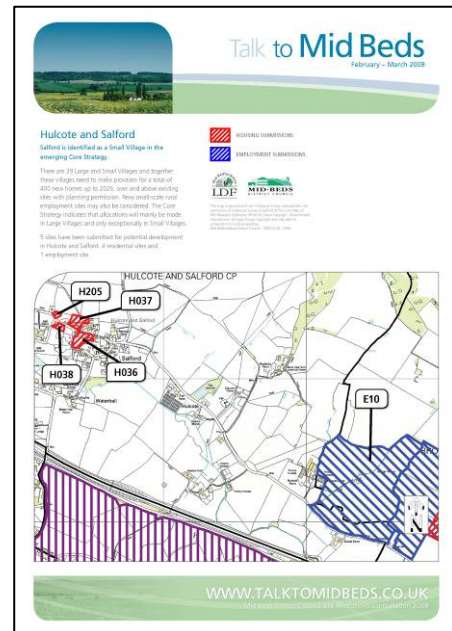


Figure 1 - Round one consultation sites

4.21.3 Potential development sites in Hulcote and Salford

Ref Number: H036

Submission type: Housing

Site Name/Address: Land between Brittons Lane and Broughton Road, Salford

Submitted proposal: Development of 10 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 17

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	12.5%
No	12	75.0%
Maybe	2	12.5%
Total	16	100.0%

Additional comments

18 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 increased traffic burden it would place on Brittons Lane and Broughton Road

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- The damage it would cause to the “village feel” of the development
- The burden it will place on local infrastructure.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Hulcote and Salford Parish Council	Do not support	This represents an area which has been in open agricultural use for centuries and had become a core feature of the village. It has also been designated ‘important open space’ up until the last review, at which time we raised our concerns as to the wisdom of this move!
Woburn Sands District Society	Do not support	The Society notes that Mr and Mrs Hill, and Messrs Kirby and Diamond are proposing to convert 2.13 hectares of green paddock land within the village to housing. Total houses proposed 32. The Society would oppose these three submissions on the basis that any development in the village, would be in conflict with the emerging core strategy. The Society can see no exceptional need for such a development, other than owner and promoter profit, especially when considered with the proposed South Eastern Urban Extension of Milton Keynes and the impact this would have on the village. Additionally we would refer the Council again to its Aspley Guise Triangle Landscape Sensitivity Study by Land Use Consultants and Salford’s importance in the landscape of the area.

Ref Number: H037

Submission type: Housing

Site Name/Address: Land at College Farm, Broughton Road, Salford

Submitted proposal: Development of 18 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 16

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	0.0%
No	14	93.3%
Maybe	1	6.7%
Total	15	100.0%

Additional comments

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

- That it would damage the character of the village
- The unsuitability of small country roads to take more traffic
- The burden it will place on local infrastructure.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Hulcote and Salford Parish Council	Do not support	<p>Comprises of farmland outside the village 'envelope', and currently farmed. The area concerned adjoins the main farmyard, which serves as a delivery area for seed/fertilizer/feed etc, and also serves as the location for housing! Too many times, development occurs with little respect for the local community, and often, the occupiers of such developments will then complain about activities which form part of everyday rural life, and have been carried out for decades, thereby making it undesirable for the farm to carry on in its present form.</p> <p>Access to the site is not good, and the number of dwelling proposed would suggest a cul de sac type development, which is not in keeping with the character and nature of the village.</p>
Woburn Sands District Society	Do not support	<p>The Society notes that Mr and Mrs Hill, and Messrs Kirby and Diamond are proposing to convert 2.13 hectares of green paddock land within the village to housing. Total houses proposed 32. The Society would oppose these three submissions on the basis that any development in the village, would be in conflict with the emerging core strategy. The Society can see no exceptional need for such a development, other than owner and promoter profit, especially when considered with the proposed South Eastern Urban Extension of Milton Keynes and the impact this would have on the village. Additionally we would refer the Council again to its Aspley Guise Triangle Landscape Sensitivity Study by Land Use Consultants and Salford's importance in the landscape of the area.</p>

Ref Number: H038

Submission type: Housing

Site Name/Address: Land at Woodbine Cottage, Mill Lane, Salford

Submitted proposal: Development of 5 dwellings

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 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 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	15.4%
No	9	69.2%
Maybe	2	15.4%
Total	13	100.0%

Additional comments

18 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 unsuitability of small country roads to take more traffic
- That it would damage the character of the village
- The burden it will place on local infrastructure.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Hulcote and Salford Parish Council	Do not support	Again, one of the 'open aspects' of the village, which has become part of the village scene, and vital to its integrity and, potentially another cul-de-sac type development/
Woburn Sands District Society	Do not support	The Society notes that Mr and Mrs Hill, and Messrs Kirby and Diamond are proposing to convert 2.13 hectares of green paddock land within the village to housing. Total houses proposed 32. The Society would oppose these three submissions on the basis that any development in the village, would be in conflict with the emerging core strategy. The Society can see no exceptional need for such a development, other than owner and promoter profit, especially when considered with the proposed South Eastern Urban Extension of Milton Keynes and the impact this would have on the village. Additionally we would refer the Council again to its Aspley Guise Triangle Landscape Sensitivity Study by Land Use Consultants and Salford's importance in the landscape of the area.

Ref Number: H205

Submission type: Housing

Site Name/Address: 51 Broughton Road, Salford

Submitted proposal: Development of 1-2 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 15

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

Site development suitability

	Count	Percent
Yes	1	9.1%
No	8	72.7%
Maybe	2	18.2%
Total	11	100.0%

Additional comments

Eight 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 unsuitability of small country roads to take more traffic
- That it would damage the character of the village
- The likely access point would be on a dangerous bend
- The burden it will place on local infrastructure.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Hulcote and Salford Parish Council	Do not support	Access is on a poor visibility bend, concerns over the potential 'executive' type home, as opposed to something 'affordable' to meet local need.
Woburn Sands District Society	Do not support	The Society would support Hulcote and Salford Parish Council's views on this submission but in any event would oppose two or more dwellings for this site on the basis of over development. The Society is also unaware of any exceptional need for such development to justify this submission under the emerging core strategy.

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

40 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 employment in Mid-Bedfordshire are:

- The increase volume and nature (HGVs) of traffic will lead to further congestion on the A421 and Junction 13 and make Salford Road dangerous for both cars and pedestrians
- Concerns as to the nature of the distribution nature of the business and that this generally means large unsightly warehouses as well as noise and light pollution and that the jobs wouldn't benefit local people.

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