

HULCOTE AND SALFORD 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.

HULCOTE AND SALFORD APPENDIX ONE
Survey Additional Comments

Site Allocations, Issues and Options Consultation

Ref Number: H036

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

Submitted by	Comments
J. Barrett	I would have more confidence in the integrity of this exercise if the name of one of the roads was spelt correctly.
Janet M. Haynes	This site would be ideal for building a small development of affordable and environmentally friendly houses, with the southern half used as a public open space, maybe a place for a children's play area?

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
Ms P Laing & Mr A Smith	As long as they look at keep a green area. Maybe looking at an area for children to play in safety.
Roy Skeels	This site is in the centre of the village and the provision of public open space would benefit the village, especially if a planning gain of a new village hall could be made a condition, the existing public room is on a busy road with limited parking. The development should include small affordable housing, giving the children of the local people an opportunity to stay in the village, housing association buy or rent.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Alan Tabner	With 2000 new homes currently under construction at the MK end of Broughton Rd and the planning application to turn Wavendon Golf Club into 800 homes the area of Salford, which already suffers from excessive traffic during the rush hours, is set to get worse. The roads are windy and narrow, despite recent resurfacing they are cracking up under the weight of speeding traffic. Is this site not greenbelt and not strictly within the village? As a percentage increase over the existing housing any increase is substantial. This village could already do with a by-pass. Its use as a cut through to Bedford/Cranfield and industrial areas by Junction 13 already make it noisy and unsafe when walking on roads without pavement.
C V Oldhams	This site being in the centre of the village is at the moment agricultural and open pleasant space - like a village green. I would not like it to be built up. The roads around this site are very busy and could cause problems. The sewers have a limited capacity and the electricity supply is inadequate. We are in danger of losing our rural identity.
L Hermans	Keep Salford rural.
Marcel Majoor	Salford is already over run with traffic from Milton Keynes and the existing infrastructure is already at breaking point. There is no further development required within Salford village.

Submitted by	Comments
Mr And Mrs Bish-Jones	The existing infrastructure is completely inadequate for the current population, e.g. local Roads, junctions, schools, doctors, hospitals etc. There is no public transport facility within walking distance. The size of these developments will severely affect the village rural feel, views and open space whilst adding to the current infrastructure problems.
Mr Sacha Balachandran	The infrastructure in and around Salford suffers to cope with the existing requirements let alone any new developments. Despite recent repairs the roads are still too narrow to cope with larger vehicles (which frequent them). The proposed new developments will only add to the volume to traffic, already increased by through traffic travelling between JCN13 of the M1 and Milton Keynes and the recent development in Broughton which add to this. All of this will only add pressure on the ill equipped network and destroy the small village feel/life and endanger local pedestrians and cyclists. In the absence of a well constructed bypass around the village I would strongly recommend against this development.
Mrs E Tabner	The road in Salford is already congested with traffic; it is not well maintained and too narrow to continue to carry anymore traffic therefore would be unsuitable to expand housing or jobs in the local area. Salford and Hulcote need a by pass. The village is unable to cope with any expansions.

Submitted by	Comments
Patricia Rezon	<p>I wish to lodge an objection to the Housing Planning application before you for 10 houses applied for by Mr. and Mrs. J Hill on farmland in the centre of the Village of Salford.</p> <p>This application is a rehash of plans that have previously been submitted and rejected by both Mid Beds council and the local parish council and this plan should similarly be rejected.</p> <p>Salford, together with Hulcote is a small village enclave who, under the county plan is earmarked, under sections CHE10 and CHE11, as a potential conservation area</p> <p>I.e. one that should not be affected by change</p> <p>The village has no shops, no street lighting, no public transport, and a sewage system that is at maximum usage and electricity provided by a small substation that is nearing maximum capacity.</p> <p>The narrow nature and winding contours of the minor roads that pass through the village restrict entry access points for possible new development sites such as this.</p> <p>Mid Beds council has previously stated that the village area is not conducive to large or small in fill developments and previous building applications passed over the passed 20 years for housing development have all been of a 1 or maximum 2 large house nature, and these have been allowed only on sites that have had either previous buildings on them or where existing outline planning permission had been granted but not necessarily used in the time span allowed.</p> <p>The council should note that there are at least six sites within the village area that could be developed as individual house projects similar to those passed before which would be more in keeping with the current visual appeal of the village.</p> <p>The village community is either rural based – i.e. Farming based – i.e. People travel to and from the village to their place of work.</p> <p>No new house building will change this nor will it provide or return the services that are absent from the village that are referred to in your survey.</p> <p>This application should also be viewed in conjunction with and not in total isolation from three other applications, reference Numbers H037, H038 and H205 to see the full impact of what would happen to the village environment if these plans were passed.</p>
Stephanie Beckham	<p>This site has a unique character which would be totally lost if building further houses were to take place - also, the existing road is inadequate for present traffic levels & would not support the extra traffic brought in by more housing.</p>

Submitted by	Comments
T Greenlees	<p>Any development of this nature, within this very small historic settlement, would not preserve or enhance the character of the site. The historic patterns and landscape of the settlement would be eroded if new dwellings were forced into this small but spaced out village which contains thatched cottages, a historically important church dating back to the 16th century and two small public houses. The views between properties with ancient hedgerow and trees make this area an important part of Mid Beds and should be made a conservation area to benefit all. The council has invested well in looking after walks in and around the village of Salford and Hulcote, and I believe by restoring and re planting forest in and around the area the beauty of this area can be protected. Any further road junction in and out of Brittens lane would cause danger to children/pedestrians and serious danger to traffic travelling in Broughton Road. At the end of the day areas such as Salford and Hulcote should have their beauty protected from new development so they can be enjoyed by all. They give a sense of well being to those living there and to those who use them recreationally.</p>
Wilson Sharp	<p>This land has been used as agricultural land for centuries, and despite being in the centre of the village, provides no problems, it does in fact help give the village a rural feel, and has become a feature, and asset to the overall appearance of the village.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H037

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Wilson Sharp	College Farm is a working farm, and with a very central location to the village, has become part and parcel of the village scene...It would be a shame to see the character of such a rural village be changed, purely to fuel further the demand for commuter homes as there is no tangible employment within the village.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Alan Tabner	With 2000 new homes currently under construction at the MK end of Broughton Rd and the planning application to turn Wavendon Golf Club into 800 homes the area of Salford, which already suffers from excessive traffic during the rush hours, is set to get worse. The roads are windy and narrow, despite recent resurfacing they are cracking up under the weight of speeding traffic. Is this site not greenbelt and not strictly within the village? As a percentage increase over the existing housing any increase is substantial. This village could already do with a by-pass. Its use as a cut through to Bedford/Cranfield and industrial areas by Junction 13 already make it noisy and unsafe when walking on roads without pavement.
C V Oldhams	If 18 houses are built on this site it will make the running of this farm untenable. The tenant farmer will lose his livelihood. The capacity of the sewers are limited and the electricity supply will be inadequate. This will also put more cars on the roads as there is no transport in and out of the village.
J. Barrett	Any development in the village MUST be of mixed character, at present it is becoming a middle class commuting ghetto with rapidly diminishing characteristics of a united community.
Janet M. Haynes	I oppose the building on the College Farm site as this would make farming completely untenable. The proximity of the houses would almost certainly cause complaints about noise and dust during busy times especially harvest time. There is no way this farm could operate which is a great pity seeing that once nine farms were working within Salford and Hulcote now reduced to two. College Farm has offered facilities for the village fete, cricket matches, car parking for the church for weddings etc. It would be very sad indeed to lose not only the farm but what it can offer.
Mr And Mrs Bish-Jones	The current infrastructure is inadequate e.g. Local Roads, junctions, Schools and medical facilities, therefore it cannot support a development of this size. This size of development will change the rural structure of the village and its open spaces.

Submitted by	Comments
Mr Sacha Balachandran	<p>The infrastructure in and around Salford suffers to cope with the existing requirements let alone any new developments. Despite recent repairs the roads are still too narrow to cope with larger vehicles (which frequent them).</p> <p>The proposed new developments will only add to the volume to traffic, already increased by through traffic travelling between JCN13 of the M1 and Milton Keynes and the recent development in Broughton which add to this.</p> <p>All of this will only add pressure on the ill equipped network and destroy the small village feel/life and endanger local pedestrians and cyclists.</p> <p>In the absence of a well constructed bypass around the village I would strongly recommend against this development.</p>
Mrs E Tabner	<p>The road through Salford and Hulcote is already congested with traffic and would be unable to cope with any proposed expansion, it is too narrow and not very well maintained and really needs a by pass. Extra housing and jobs would only compound the existing problems.</p>

Submitted by	Comments
Patricia Rezon	<p>I wish to lodge an objection to the Housing Planning application, reference number H037 that is before you for 18 houses applied for by Mr. and Mrs. J Hill on farmland at College Farm in the Village of Salford.</p> <p>This application is particularly heinous one that causes particular irritation to myself and other villagers in that the applicants having purchased the farm land on this site from underneath the existing tenant farmer and his family are now looking to take away that tenant farmers working environment and put his families livelihood at risk.</p> <p>The council should reject this application on moral grounds alone!!</p> <p>Salford, together with Hulcote is a small village enclave who, under the county plan is earmarked, under sections CHE10 and CHE11, as a potential conservation area</p> <p>I.e. one that should not be affected by change</p> <p>The village has no shops, no street lighting, no public transport, and a sewage system that is at maximum usage and electricity provided by a small substation that is nearing maximum capacity.</p> <p>The narrow nature and winding contours of the minor roads that pass through the village restrict entry access points for possible new development sites such as this.</p> <p>Mid Beds council has previously stated that the village area is not conducive to large or small in fill developments and previous building applications passed over the passed 20 years for housing development have all been of a 1 or maximum 2 large house nature, and these have been allowed only on sites that have had either previous buildings on them or where existing outline planning permission had been granted but not necessarily used in the time span allowed.</p> <p>I strongly urge the Council to REJECT this application, which out of line with the council's previous views of the village.</p> <p>The council should note that there are at least six sites within the village area that could be developed as individual house projects similar to those passed before which would be more in keeping with the current visual appeal of the village.</p> <p>The village community is either rural based – ie. Farming based – ie. People travel to and from the village to their place of work.</p> <p>No new house building will change this nor will it provide or return the services that are absent from the village that are referred to in your survey.</p> <p>This application should also be viewed in conjunction with and not in total isolation from three other applications, reference Numbers H035, H038 and H205 to see the full impact of what would happen to the village environment if these plans were passed.</p>

Submitted by	Comments
Roy Skeels	This development would significantly detract from a working farm.
Stephanie Beckham	enough farmland is being lost in this country to housing without adding to it - Salford is being called a small village, but it is not a village at all really, it is a hamlet which would completely lose its unique character if housing is to be built all over it - also, the farmer who owns this land does not live on it, so the housing would not affect him personally as it would the people already living here.
T Greenlees	Any development of this nature within this very small historic settlement would not preserve or enhance the character of the site. The historic patterns and landscape of the settlement would be eroded if new dwelling were forced into this small but spaced out village which contains thatched cottages, a historically important church dating back to the 16th century and two small village pubs. Important views in and out of this area, including open space, trees and hedgerows would be lost. This is an important part of Mid Beds and should be protected as a conservation area to benefit all. The council has invested well in looking after walks in and around the villages of Salford and Hulcote and I believe by restoring and re planting trees in and around the area the beauty of the area can be protected. Any further junction/driveways in Broughton Road would be extremely dangerous to traffic and pedestrians, especially children who use the narrow single pavement on a narrow but busy road. At the end of the day, the views from this area would be lost forever if any new development took place. The beauty of this village should be protected; this gives a sense of well being to those living here and those who visit for recreational use. Thank you.

Site Allocations, Issues and Options Consultation

Ref Number: H038

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
No name given	This site would be ideal for a small development without harming the existing countryside providing access in Mill Lane because if you access onto Broughton Road there is a nasty bend just before exiting the village.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Wilson Sharp	This land falls outside the development envelope and as such was regarded as safe open space.. Salford consists of a quite a few such spaces, and this in itself has become part of the village character... Any development would have to be very much in keeping with the style of the older properties, as it is obvious to see from some recent developments, these do not aid the aesthetic appearance of the village.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Elaine Tabner	This is a very small village which is congested with traffic, the roads a very bendy and narrow it will be unable to cope with any expansion of housing or jobs within the local area (all be it in the village, Milton Keynes or any other local area), the village really needs a by pass not expansion, which will only compound the existing problems.
L Hermans	This will only benefit one person: the current land owner.
Mr Sacha Balachandran	<p>The infrastructure in and around Salford suffers to cope with the existing requirements let alone any new developments. Despite recent repairs the roads are still too narrow to cope with larger vehicles (which frequent them).</p> <p>The proposed new developments will only add to the volume to traffic, already increased by through traffic travelling between JCN13 of the M1 and Milton Keynes and the recent development in Broughton which add to this.</p> <p>All of this will only add pressure on the ill equipped network and destroy the small village feel/life and endanger local pedestrians and cyclists.</p> <p>In the absence of a well constructed bypass around the village I would strongly recommend against this development.</p>

Submitted by	Comments
Patricia Rezon	<p>I wish to lodge an objection to the Housing Planning application, reference number H038 that is before you for 5 houses applied for by Mr. and Mrs. J Hill on farmland at Woodbine Cottage in the Village of Salford.</p> <p>Salford, together with Hulcote is a small village enclave who, under the county plan is earmarked, under sections CHE10 and CHE11, as a potential conservation area i.e. one that should not be affected by change</p> <p>The village has no shops, no street lighting, no public transport, and a sewage system that is at maximum usage and electricity provided by a small substation that is nearing maximum capacity.</p> <p>The narrow nature and winding contours of the minor roads that pass through the village restrict entry access points for possible new development sites such as this.</p> <p>Mid Beds council has previously stated that the village area is not conducive to large or small in fill developments and previous building applications passed over the passed 20 years for housing development have all been of a 1 or maximum 2 large house nature, and these have been allowed only on sites that have had either previous buildings on them or where existing outline planning permission had been granted but not necessarily used in the time span allowed.</p> <p>The council should note that there are at least six sites within the village area that could be developed as individual house projects similar to those passed before which would be more in keeping with the current visual appeal of the village.</p> <p>The council will be aware that they recently authorized the development of a single house building on land at Woodbine Cottage.</p> <p>This was however in line with the point made above ie. being on a site where a previous dwelling had existed before and not, as this application is, for development on existing farmland.</p> <p>The council should also note that the entrance to this proposed development is on Mill Lane, which opens out onto a blind double bend on Broughton Road.</p> <p>Mill Lane is itself a narrow none adopted road entrance to a farmhouse on land opposite this application site and is one that was deemed not suitable for multi vehicle access by the highways committee a number of years ago when the landowner concerned began using it for goods vehicles and was made to put in a new roadway to his farm some 100 yards away from Mill Lane on the other side of his farm.</p> <p>I strongly urge the Council to REJECT this application, which out of line with the council's previous views of the village.</p> <p>The village community is either rural based – ie. Farming based – ie. People travel to and from the village to their place of work.</p> <p>No new house building will change this nor will it provide or return the services that are absent from the village that are referred to in your survey.</p> <p>This application should also be viewed in conjunction with and not in total isolation from three other applications, reference Numbers H036, H037 and H205 to see the full impact of what would happen to the village environment if these plans were passed.</p>
Roy Skeels	<p>Outside the accepted village envelope. Access via a busy through traffic route. Loss of agricultural land.</p>

Submitted by	Comments
Stephanie Beckham	Mill Lane is a dead-end road & only has access from Broughton Road - right on a bend! The traffic goes through Salford much too fast & cars brake hard when reaching this bend - any extra traffic coming out of Mill Lane is a definite hazard for everybody. Also, this hamlet of Salford has a unique character which would be threatened by any further building.
T Greenlees	Any development of this nature within this very small historic settlement would not preserve or enhance the character of the site. The historic patterns of landscape, particularly at this location, would be eroded if new dwellings were forced into this small but spaced out village which contains thatched cottages, a historically important church dating back to the 16th century and two small pubs. The view between properties with ancient hedgerows, orchards/trees make this an important part of Mid Beds and should be made a conservation area to benefit all. The council has invested well in looking after walks/footpaths in and around the villages of Salford and Hulcote and I believe by restoring and re planting trees in and around the area the beauty of this area can be protected. Any new driveways/junction leading out into Mill lane, Boughton Road at this dangerous bend on a busy road would cause extreme danger to pedestrians and road users, with no footpath due to the narrow road. At the end of the day this area should have its beauty protected from development so it can be enjoyed by all. This gives a sense of well being to those living in such a small village and to those using it recreationally. I would have no objections to the old water wheel mill being restored or rebuilt, off Mill lane, to further benefit the historic value of the settlement. Thank you.

Ref Number: H205

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Wilson Sharp	Without further details, it is difficult to envisage the actual location of the proposed property in relation to the plot, and existing dwellings... I believe the access would be right on a bend (very busy road), so this may have an impact on any decision. Unless it well concealed, a chalet bungalow is not typical or a village property, and should be looked at in relation to local properties.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Alan Tabner	With 2000 new homes currently under construction at the MK end of Broughton Rd and the planning application to turn Wavendon Golf Club into 800 homes the area of Salford, which already suffers from excessive traffic during the rush hours, is set to get worse. The roads are windey and narrow, despite recent resurfacing they are cracking up under the weight of speeding traffic. Is this site not greenbelt and not strictly within the village? As a percentage increase over the existing housing any increase is substantial. This village could already do with a by-pass. Its use as a cut through to Bedford/Cranfield and industrial areas by Junction 13 already make it noisy and unsafe when walking on roads without pavement.

Submitted by	Comments
Patricia Rezon	<p>I wish to lodge an objection to the Housing Planning application, reference number H205 that is before you for 1 chalet type bungalow or 2-storey dwelling applied for by Mr. and Mrs. Brazier on and at 51 Broughton Road in the Village of Salford.</p> <p>Salford, together with Hulcote is a small village enclave who, under the county plan is earmarked, under sections CHE10 and CHE11, as a potential conservation area</p> <p>I.e. one that should not be affected by change</p> <p>The village has no shops, no street lighting, no public transport, and a sewage system that is at maximum usage and electricity provided by a small substation that is nearing maximum capacity.</p> <p>The narrow nature and winding contours of the minor roads that pass through the village restrict entry access points for possible new development sites such as this.</p> <p>Mid Beds council has previously stated that the village area is not conducive to large or small in fill developments and previous building applications passed over the passed 20 years for housing development have all been of a 1 or maximum 2 large house nature, and these have been allowed only on sites that have had either previous buildings on them or where existing outline planning permission had been granted but not necessarily used in the time span allowed.</p> <p>The council should note that there are at least six sites within the village area that could be developed as individual house projects similar to those passed before which would be more in keeping with the current visual appeal of the village.</p> <p>While this application falls within the ½ house criteria, that the council have used in the past.</p> <p>Passing this application would cannibalize the existing garden areas included on the current property, involve the loss of an old orchard area and alter the garden to house size ratio that in previous years councils have deemed important.</p> <p>I strongly urge the Council to reject this application, which out of line with the council's previous views of the village.</p> <p>The village community is either rural based – ie. Farming based – ie. People travel to and from the village to their place of work.</p> <p>No new house building will change this nor will it provide or return the services that are absent from the village that are referred to in your survey.</p> <p>This application should also be viewed in conjunction with and not in total isolation from three other applications, reference Numbers H036, H037 and H205 to see the full impact of what would happen to the village environment if these plans were passed.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Roy Skeels	The site is on a dangerous bend, access to the site would make it worse. It is outside the village envelope. Existing small copse.
Stephanie Beckham	I note that Woodbine Cottage & 51 Broughton Road are actually the same property recently re-built on the corner plot on Mill Lane! Any more properties on Broughton Road create a very probable traffic problem & could create an accident black spot, as the Broughton Road is already causing traffic problems for local people due to much through traffic , which also goes too fast. Exit & entry driveways from houses would be close to the bend in Broughton Road making a hazard. Also, Salford is a nice little hamlet which would lose all its character completely with more housing added to it.

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

Submitted by	Comments
Alan Tabner	With 2000 new homes currently under construction at the MK end of Broughton Rd and the planning application to turn Wavendon Golf Club into 800 homes the area of Salford, which already suffers from excessive traffic during the rush hours, is set to get worse. The roads are windey and narrow, despite recent resurfacing they are cracking up under the weight of speeding traffic. Is this site not greenbelt and not strictly within the village? As a percentage increase over the existing housing any increase is substantial. This village could already do with a by-pass. Its use as a cut through to Bedford/Cranfield and industrial areas by Junction 13 already make it noisy and unsafe when walking on roads without pavement.

Site Allocations, Issues and Options Consultation

Ref Number: E10

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

Submitted by	Comments
C McCarthy	Is it necessary to turn all of junction 13 into storage and distribution, Bedfordshire will no longer have the kudos or rural, it will be London's dumping ground and lorry chaos and huge warehouses with a halo of artificial light. In Brogborough i currently do not see darkness due to Prologis warehouse
Kevin Burke	This would have a serious effect on the surrounding properties. If these plans are to be seriously considered, then significant landscaping /bunding would be needed to screen the development from the surrounding properties, and countryside. There are no real local facilities, e.g. shops etc.
Marc Kitchen	This site maybe suitable for development but not in the manner suggested. There are good transport links, (once the proposed upgrades to the M1 and A421 are completed). It is worth noting that the area is primarily on greenbelt land. The proposed site use of distribution and storage is not welcome. There are already a significant number of distribution warehouses along the Beds/Northants/Bucks stretch of the M1. The development of further industrial units (storage/distribution) has the potential to create traffic problems, cause significant light pollution and depress nearby property values. Not to mention the unsightly blot on the landscape that they will cause. New jobs created would be unskilled work. If the site is to be developed the creation of skilled and professional jobs should be a priority to bring prosperity to the Marston Vale area. Development of offices with some supporting retail, if indeed the site is developed at all, would better support objectives.
Marianne Spicer	Should this site be part bordered by the new A421 and be sufficiently landscaped to conceal it from the greenfield/leisure walks of the forest and is responsible for little noise and nuisance. However, too much traffic on the A421, any other real nuisance possibility should be held in check. There is housing nearby and adjacent -it would be sad to lose housing to offices, because nobody can live there. So very low key, with not too much disturbance and some reparation made to make up for loss of green field site to people and wildlife. Haulage is a little undesirable at this location as we see it today, but somewhere in this or the logistic zones, there should be a place for lorry drivers to eat or stop to buy food to take away. The A421 is busy - at the little chef, there is no place for large haulage. At present, they pull into lay-by's for snacks.
Mr P Alexander	Although further from Brogborough this site would still cause pollution, light, noise air etc. which is a serious concern. The burden on the existing road system would cause more traffic holdups, and strain on the road network, increasing dangers. If approved Brogborough would be swallowed up by industrial property and reduce house prices and most importantly, make it less desirable to live in the village for prospective residents. Air pollution was too high last year and would become worse with such a development.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Pete Brown	This site is far too bug and should be considered only if its northern portion (beyond the track, wood and field line to Highfield Farm) is entirely removed. I see the applicant here has already turned permission for a farm shop in the corner of a field into a helicopter port and hanger.
Wilson Sharp	The site is fairly landlocked at present, but if the alterations to the A421 provide a more suitable access, and road infrastructure, this could be a suitable site... Main concern is current access road has is on a bend in a dip...on a busy road (which is am main feeder to the existing A421 at Brogborough). All heavy traffic should be required to use The M1 junction 13 route, as there is a weight restriction on the road through the village of Salford out to Junction 14, to the west of the site.

These additional comments were made by respondents who feel that this site is not appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Alan Tabner	With 2000 new homes currently under construction at the MK end of Broughton Rd and the planning application to turn Wavendon Golf Club into 800 homes the area of Salford, which already suffers from excessive traffic during the rush hours , is set to get worse. The roads are windey and narrow, despite recent resurfacing they are cracking up under the weight of speeding traffic. The villages of Salford and Hulcote could already do with a by-pass. Its use as a cut through to Bedford/Cranfield and industrial areas by Junction 13 already make it noisy and unsafe when walking on roads without pavement. There are already existing industrial areas on the other side of the A421 which to build on, do we really have to build on every space of green.
Alistair Gram	Site shown on a twisty rural lane - not suitable as access for large vehicles. Would be ok if new A421.
Bryan Willim	Brogborough is a very small village with only a small sandwich shop and a Chinese takeaway we are already dwarfed by Marston Gate. There are no public transport links to this site. Using the train would involve crossing the 421 at the busy A507 junction and no footpaths.
Clint Ledger	1. Spoil countryside. 2. Increase congestion on already congested A421. 3. Increase danger on Salford Road.
D J Patterson	We have more than enough storage and distribution depots in this location.
Davis	Further transport problems for Brogborough. Light and noise pollution.
Elaine Tabner	The villages of Salford and Hulcote are too small to cope with any more traffic, which this proposal will in site, if the development were to go ahead. Broughton Road is already congested with traffic and is unable to cope with any extra. It is not very well maintained and is very bendy and too narrow to cope with much more. This road really needs a by pass not any more heavy traffic. At present there are too many cars and lorries speeding through this village (which the expansion of Milton Keynes I'm sure has added to this problem),but as a result the road itself is in a bad state of repair, it has been patched recently but this has just added to the problem making an uneven surface. Any development in this area can only compound the problems. We need a bypass for Salford And Hulcote.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Lorraine Slade	Inadequate road structure. No local employment-all bussed in from other areas. All this will bring to the area is more traffic congestion and light pollution.
M G Ladell	Detrimental visual impact on the local environment.
Martha Mackinnon and Ben MKeech	Ugly eyesore to beautiful countryside, creating more traffic, fumes from lorries and trucks. We had a tip here for many years and thankfully this has no closed. Now we are hit with more large impacts to our countryside village.
Martin Bjeletic	I strongly oppose this greenbelt destruction. Do not ruin our village.
Miss Joanne Green, Chairwoman of Brogborough Parish Council	Parish Councils view. 1. Small Villages should not be used for employment sites 2. It is a greenfield site not brownfield. Outline plans for Beds does not show this as employment site. 3. Drainage issues - flooding takes place regularly in these fields. 4. Jobs would not go to Mid Beds inhabitants but out-of-area people on minimum wages (based on evidence of present employees at Marston Gate distribution centre). So employment targets for Mid Beds would not be realistically created. (this would just be lip-service) 5. Red Crested Newts found in adjoining garden (No 8 Highfield)
Miss Lucy Easter	Stop and look at what you're proposing, Brogborough will become an island surrounded by warehouses. We will not get an improved infrastructure and we only just got rid of the tip, now we have this instead. Brogborough is starting to feel like a [...] magnet!
Mr S + Mrs C Cronin	My home gets flooded every year any more building will make the situation worse; you are building on soak-away sites.
Mr Sacha Balachandran	The infrastructure in and around Salford suffers to cope with the existing requirements let alone any new developments. Despite recent repairs the roads are still too narrow to cope with larger vehicles (which frequent them). The proposed new developments will only add to the volume to traffic, already increased by through traffic travelling between JCN13 of the M1 and Milton Keynes and the recent development in Broughton which add to this. All of this will only add pressure on the ill equipped network and destroy the small village feel/life and endanger local pedestrians and cyclists. In the absence of a well constructed bypass around the village I would strongly recommend against this development.
Mrs A C Moss	The land in question is green belt not Brown site. Please leave it as such. There will be no benefit to the local people or area at all.
Mrs S.I. Easter	Greenfield site - build on brownfield site, not here. Huge amount if traffic not all using the M1 will cause problems. The proposed new road will be up to capacity by the time it is built, with the amount of development you are proposing the village of Brogborough will be surrounded by warehouses and heavy traffic. Our property will be devalued, will we be compensated?
Mrs Sue Clark	This is a very attractive area of countryside, and would be ruined with this large scale development. Green field site.
Nicola King	This will make an already intolerable traffic problem even worse. Also jobs wont be for local people and will add incredibly to the high traffic congestion

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Patricia Rezon	An absolute disgrace! This application should be rejected. The new road project being finalised between Bedford and Junction 13 on the M1 is designed to alleviate congestion and return some semblance of calm to this area. Putting distribution infrastructure into this area will undo all of the good that the road system is designed to achieve. There is no need for more developments of this type. There are already other significant developments on either side of the existing M1 motorway in Beds & Bucks - this plan should also be viewed alongside others E14, E15 plus other housing applications to see the devastating affect it & they would have on the area.
S Cook	Eating into countryside there will soon be no open space between junction 13 and Milton Keynes. The whole area will become a massive distribution centre.
Steph Last	1. This is a greenfield site. Govt. policy states that development should primarily be on brownfield sites before taking any greenfield. 2. The existing Prologis development does not provide local employment - it provides employment for the coach loads of agency staff that are bussed in daily from London, Leicester, Birmingham etc - is this sustainable development?? 3. A development this size would totally swamp the small village of Brogborough preventing further housing development, suffocating the local community and possibly blighting the housing values. 4. The village already suffers from extensive noise and light pollution from the existing Prologis site we do not need more.
Stephanie Beckham	I feel that with distribution buildings already at Brogborough & new ones gone up alongside the A421 near Kingston, any more in this vicinity would reduce the existing countryside to a huge industrial estate, with the potential for more & more large units being built in the future. At the moment, this area is an oasis of rural life which needs protecting from being swamped & spoiled for ever by encroaching city & business. Whatever the excuses given - ie jobs; needed housing etc - behind it all is the making of money & profits, not the lives & concerns of local people.
T Greenlees	Any development as large as this in such a small historically important settlement would not preserve or enhance the character of the site. The historic patterns and landscape of the area would be eroded if this plan went ahead. The areas of Hulcote and Salford form an area of beauty which should be protected as a conservation area for the benefit of all. Mid Beds council has invested well in footpaths in this area for the benefit of all especially as it connects the area to Marston Vale and the forest centre. The views of ancient hedgerows and trees, and wild life, form an important part of Mid Beds which should be looked after for the benefit of everyone. Thank you.

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

Submitted by	Comments
Mrs J Cox	This is just too much industry/industrial area in essentially a rural environment. This size of industrial development should be confined to urban areas.

HULCOTE AND SALFORD APPENDIX TWO
Email Representations

Name	Subject	Comment
Graham C Waters	Hulcote and Salford	I refer to the proposed submissions: H036, H307, H308, H205 I see a number of issues should approval be given to these applications: At least one years mayhem with construction work that will, without doubt, affect the surrounding and delicate infrastructure with heavy lorries, builders waste etc Modern dwellings adorned with solar panels etc will not be in keeping with existing architecture, traffic congestion and the increase chance of road traffic accidents as more cars try to enter/exit Broughton Road which is already a high risk speeding area and volumes of traffic are set to increase with the new MK East housing development that is now under way The land between Broughton road, Mill Lane and Brittens Lane is continually flooded during winter as a result of the water draining off the surrounding farmlands with householders often having to revert to pumping off excess lying water additional construction will only add to this increasing problem On the subject of solar panels there is strong evidence globally to support the concern that pilots face with solar panel reflections during take-off and landings. The proposed sights are all under the flight path for Cranfield Airport which is becoming increasingly busy. I hope that you will take the above points into consideration and look forward to receiving your thoughts and next steps. Thank You Graham C Waters.
Mrs Mary Murphy	Hulcote and Salford	I being a resident of Hulcote & Salford oppose any Housing Development in Salford without a Housing Survey being implemented. The Landowner states that he owns land in Brittens Lane/Broughton Road which he would like to develop 10 dwellings. This would be in the centre of the village, rejected once before. Government Policy stated no small village should have development without exceptional need, Salford does not have it. The Mid Beds District Council L.D.F state small villages should be exempt from development; Salford village at present is over run by traffic from Cranfield and the A421 from Bedford & Milton Keynes. Where is the infrastructure for any development? I strongly say no to this site.
Anne Booker	Hulcote and Salford	I being a resident of Hulcote & Salford oppose any Housing Development in Salford without a Housing Survey being implemented. The Landowner states that he owns land in Brittens Lane/Broughton Road which he would like to develop 10 dwellings. This would be in the centre of the village, rejected once before. Government Policy stated no small village should have development without exceptional need, Salford does not have it. The Mid Beds District Council L.D.F state small villages should be exempt from development; Salford village at present is over run by traffic from Cranfield and the A421 from Bedford & Milton Keynes. Where is the infrastructure for any development? I strongly say no to this site.