

## Site Allocations, Issues and Options Consultation: Husborne Crawley

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**Requested by:**

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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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### 4.3.21 Husborne Crawley

**Round one consultation** - Two sites have been submitted for potential development in Husborne Crawley: one employment site and one mixed use site.

A public exhibition of these sites was held at Aspley Guise Village Hall on Thursday 27th March 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 237 visits to the Husborne Crawley parish pages (up to end of 22<sup>nd</sup> September 2008) while no postal packs were distributed during the two rounds of consultation.

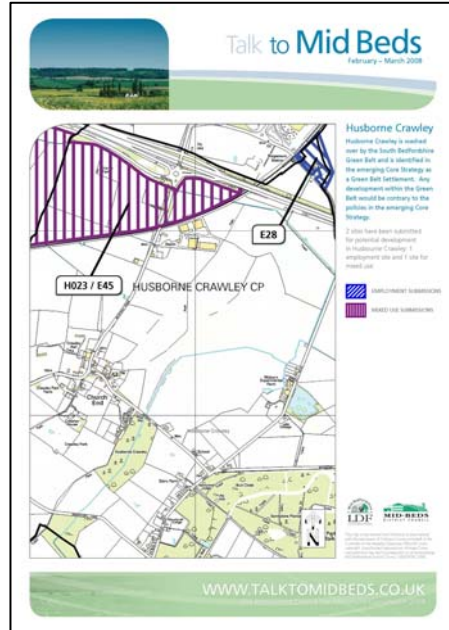


Figure 1 - Round one consultation sites

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

#### General issues with development in Husborne Crawley

No responses of a general nature were received covering development in Husborne Crawley.

**Potential development sites in Husborne Crawley**

**Ref Number: E28**

**Submission type:** Employment

**Site Name/Address:** Land at Station Road, Ridgmont

**Submitted proposal:** B1a, b and c (Offices, Research and Development, Light Industry)

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 5**

**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	0	0.0%
No	4	66.7%
Maybe	2	33.3%
Total	6	100.0%

**Additional comments**

Five 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 visual impact the development would have on the surroundings
- Light pollution which would affect the nearby villages of Ridgmont and Brogborough
- The surrounding roads cannot cope with increased traffic volume.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Woburn Sands District Society	Do not support	The Society notes that the only comment made by Mid Beds Council on a 2.78 hectares area of land currently in temporary use as a bypass construction depot, in an area of Great Landscape Value, is that the site is well located to the M1 and is adjacent to Prologis Business Park. Is this the comment that they intend to make for all planning applications in respect of green field sites adjacent to the M1? The Society was not aware that this site had applied and been given planning permission subject to a Section 106 agreement, or it would have objected at the time. This submission, strengthens our objection in respect of Brogborough.
Ridgemont Parish Council	Do not support	Oppose development on the site as it would not be in line with their Housing and Village Sustainability Policy, with reference to statement number: <ul style="list-style-type: none"> <li>• (c) Environment (vi) Seek reduction in light pollution levels in particular from the M1 and Prologis park and beyond.</li> </ul>

**Ref Number: H023/E45**

**Submission type:** Mixed use

**Site Name/Address:** Land west of M1, junction 13 between Bedford- Beltchley

**Submitted proposal:** Development of 7-8000 dwellings (5,600 in Mid Beds) with employment, retail, community buildings and open space.

**Period of consultation:** Round one

*Please note this site is located within Aspley Guise and Husborne Crawley.*

**Total number of surveys/representations submitted: 47**

**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 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	4.7%
No	39	90.7%
Maybe	2	4.7%
Total	43	100.0%

**Additional Comments**

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

- Site should be included in Green Belt;

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- Development of the site would have a detrimental impact on traffic infrastructure and cause congestions problems
- Development of the site would have a detrimental impact on the countryside/environment, eroding the gap between Woburn Sands, Aspley Guise, Husborne Crawley and Milton Keynes
- Local infrastructure is inadequate to cope with proposals of this size.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Woburn Sands District Society	Do not support	<ul style="list-style-type: none"> <li>• The Society notes that Messrs Savills have incorporated the figure of 5,600 dwellings in Mid Bedfordshire from the Panel Report on the draft SE Plan. Aspley Guise and Mid Bedfordshire lie within the remit of the East of England Plan not the South East Plan and the Society feels strongly that Milton Keynes, in protecting its own rural community should not unilaterally cross into a separate region. The SE Plan, and the Panel report has of course has not been agreed, and is not accepted by either the society or indeed the local councils in the area. We are increasingly concerned by developer greed and its effect not only on existing communities, but also on the future residents of developments being planned. We note also that the proposed development is with Flood Zone 2 and 3 along the north-eastern boundary and therefore would fall within the new requirement as defined by a new Flooding Direction circular, which became effective on 1 January 2007.</li> <li>• The Society is totally opposed to this scale of development, which poses considerable threat to the integrity of Aspley Guise, a historic village of Great Landscape value. The Society could support some limited development as part of the south eastern urban extension of Milton Keynes in Mid Bedfordshire but only if there was an extension of the green belt or similar robust protection to a) provide a substantial green buffer to prevent coalescence with Milton Keynes b) protect Braystones CWS, Aspley Guise Meadows, Hula unimproved grassland meadow, and c) to protect the area from Berry Lane and Hayfields farm back to Husborne Crawley and Bedford Road. The Society is supportive of the draft Aspley Guise Green Infrastructure Plan, due to be consulted on in early March 2008.</li> <li>• We would reiterate that Aspley Guise lies within the remit of the East of England Plan, still unpublished, and not the SE Plan. Any development within the Aspley Guise triangle</li> </ul>

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		should only occur after a fully consulted review of the East of England Plan.
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A full list of survey additional comments to sites in Husborne Crawley 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 Husborne Crawley can be found in Appendix Four.