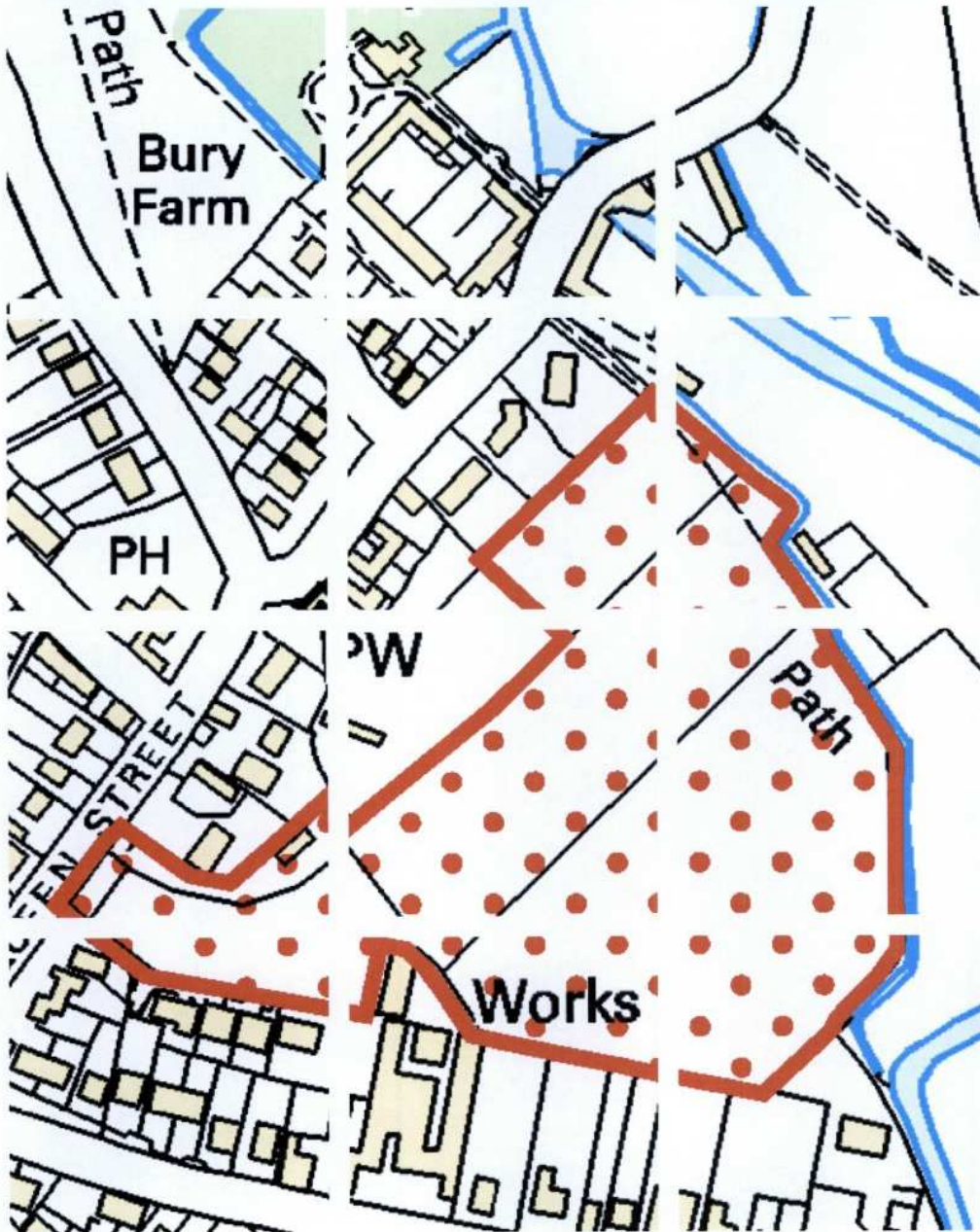


July 2008



Site Allocations: Lidlington

Second Issues and Options
Consultation



ContentsPage

Ref.No	SiteAddress	Page Number
H211a	LandatSheeptickEnd,Lidlington	4

Introduction

This document has been produced as part of consultation on the preparation of the Site Allocations Development Plan Document (DPD). The aim of the Site Allocations DPD is to identify specific areas of land for development in line with the District Council's Core Strategy.

This second phase of consultation leads on from consultation carried out by the Council earlier this year on nearly 400 potential development sites, which had previously been submitted for consideration. During this process developers and landowners put forward another 70 additional new sites and proposals for consideration and this second phase of consultation on these.

No other sites can now be suggested as part of this process and no further consultation can take place on the first sites previously submitted.

It is worth emphasising that the sites contained in this document are those that have been submitted to us for consideration by developers or landowners. They are not the Council's preferred sites or sites that the Council has chosen. This document contains an "initial Council comment" on the way each site relates to the emerging Core Strategy. However, the Council does not have a formal view on any of the sites yet. Separated documents have been produced for each parish where sites have been put forward.

Process and Timetable

The results of both rounds of consultation on these sites will be analysed and will inform the Council's decision-making. The sites will also be appraised in terms of their sustainability and suitability for development. The next stage will be for the Council to use the consultation results and appraisal work to determine which sites should be taken forward as allocations.

Following this, there will be consultation on the Council's preferred sites. This is expected to take place early next year. There will then be a Public Examination conducted by an independent Inspector. The final document is expected to be adopted in 2011.

What sites is the Council looking for?

The Council's emerging Core Strategy was published last November. This document sets out the broad strategy for development across Mid Beds. The Site Allocations document needs to apply the principles of the Core Strategy to each site. The sites chosen must therefore be consistent with the approach of the Core Strategy.

In terms of housing, the Council must provide at least a total of nearly 17,000 homes up to 2026, of which nearly 12,500 have already been "committed" in previous plans or with planning permission. This leaves around 4,500 that still need to be planned for. In terms of jobs, 14,000 new jobs need to be created by 2021, of which 9,000 remain to be planned for.

The development strategy proposed in the emerging Core Strategy was to focus on the larger settlements in the district with good access to local facilities. These settlements, defined as "Major Service Centres", need to accommodate around 1,850 new homes up to 2026, over and above existing sites with planning permission.

Some development was also to be directed to the second tier of settlements, known as "Minor Service Centres". These five Minor Service Centres need to accommodate around 950 new homes up to 2026, over and above existing sites with planning permission. Arlesey is also identified as a Minor Service Centre, but one where significant growth is to be

directed. At least 1,000 new homes are expected here. The range of new homes expected in each of these settlements

e. The tables below show the broad ranges.

Major Service Centres	New homes
Biggleswade	250-750
Sandy	100-500
Amphill	250-500
Flitwick	250-750

Minor Service Centres	New homes
Arlesey	1000+
Cranfield	50-250
Marston Moretaine	<100
Potton	50-250
Shefford	50-250
Stotfold	50-250

The smaller settlements in the district have been identified as Large and Small Villages. There are 39 Large and Small Villages and together these villages need to make provision for a total of 400 new homes up to 2026, over and above existing sites with planning permission. The Core Strategy indicates that allocations will mainly be made in Large Villages and only exceptionally in Small Villages.

The strategy for accommodating additional jobs is similar to that for new homes, i.e. focusing on the larger settlements. Several key areas have been identified for job creation purposes: the Ivel Valley corridor, the Northern Marston Vale, Amphill and Flitwick, and the remaining Minor Service Centres. New small-scale rural employment sites may also be considered.

The Council recognises that the Site Allocations process has the potential to address local issues through the provision of additional facilities or infrastructure as part of development. The Council will seek to direct allocations to areas where they can have a positive impact.

The Consultation

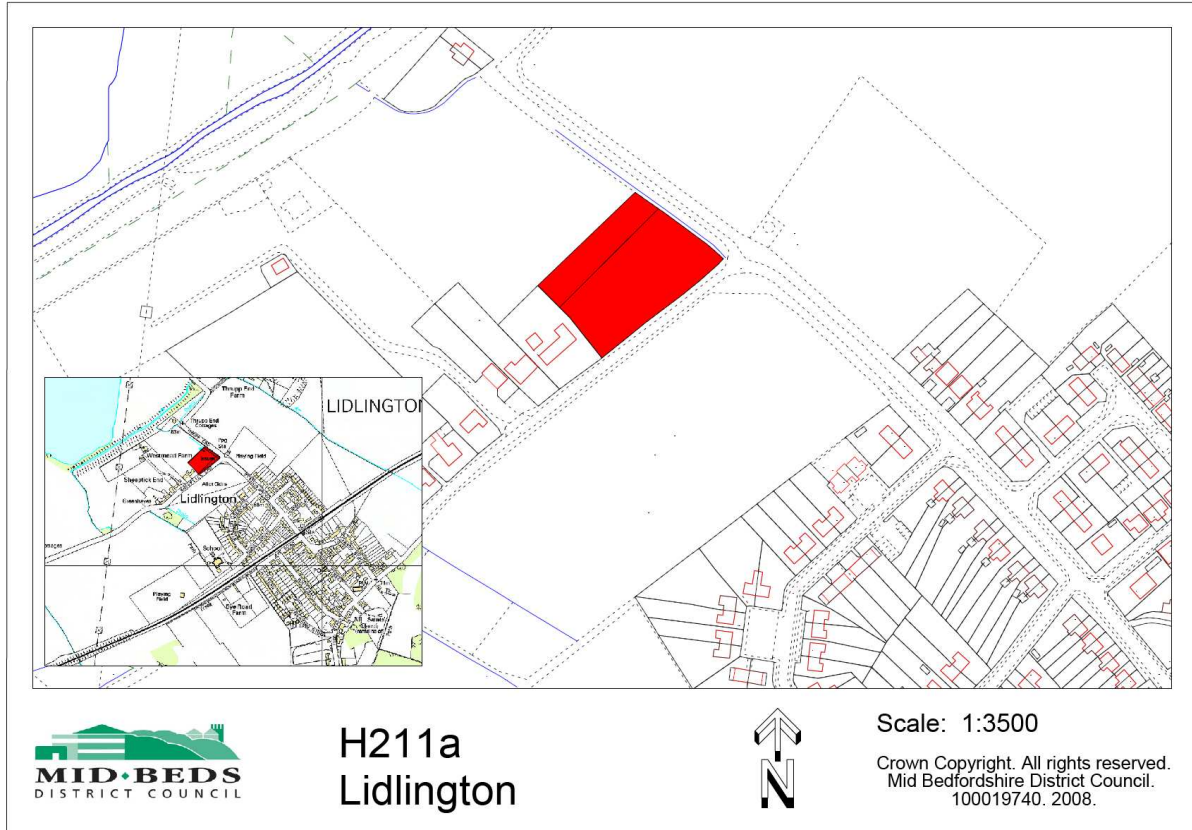
Members of the public have an opportunity to comment on the additional site proposals that have been submitted. There is a dedicated website www.talktomidbeds.co.uk containing details of all the submitted sites. A series of exhibitions is also planned across Mid Beds. Comments can be made via the website or at the exhibitions. Paper copies of the comments forms can also be requested.

The closing date for comments is 19th August 2008.

If you have any queries, or would like more information please contact Vision 21 on 0845230 0139 (calls charged at local rates).

Parish:	Lidlington
Siteref:	H211a

LandatSheeptickEnd,Lidlington



SubmissionType:	Housing
Proposal:	Residentialdevelopmentof5dwellings.
Additional Information Submitted:	Submissionstateshatthesitecouldmeetarange of housingneedsincludingaffordablehousingand/or residentialcarehome.
DistrictCouncil initialcomment:	LidlingtonisidentifiedintheemergingCoreStrat egyasa SmallVillage.Allocationswillonlybeconsidered hereif thereisaexceptionalneedfordevelopment.
Promoter:	MrDPCollins
Landowner:	MrGNCreek
Grosssitearea (hectares):	0.51ha
Existinguseofsite:	Domesticgarden
Adjacentuses:	Allotments,agriculture,residential ,fields

Within Floodplain?	No
Current Local Plan and other constraints:	Within Marston Vale Community Forest. Right of Way through site.
Primary Care Trust comments	A new site for health facilities is likely to be required in Marston. More than mid-way through the plan period. The Site Allocations process may offer scope to secure a site as part of an allocation.
Local Education Authority comments	There is currently no capacity in either lower, middle or upper schools. Developer contributions would therefore be required towards provision across all levels.

Accessibility Information		
	Walk Time (minutes)	Public Transport Time (minutes)
GP Surgery	More than 30 mins	20.05
Hospital	N/A	More than 30 mins
Lower School	4.98	6.08
Middle School	More than 30 mins	More than 30 mins
Upper School	More than 30 mins	More than 30 mins
Local Retail Centre	More than 30 mins	More than 30 mins
Major Retail Centre	N/A	More than 30 mins
Employment Location (500+ jobs)	More than 30 mins	More than 30 mins
Nearest Train Station	Lidlington	

Note: Walking times assume average walk speeds and are based on the road network. Public transport times take into account walking times and the availability of buses at specified times. Most bus stops, waiting times.