

Site Allocations, Issues and Options Consultation: Lidlington

Final Revision – 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 |
|---|-------------|
| 4.3.23 Lidlington | 2178 |
| Potential Development Sites in Lidlington | |
| H009 | 2179 |
| H031 | 2181 |
| H066 | 2183 |
| H081 | 2185 |
| H161 | 2187 |
| H211 | 2189 |
| H211a | 2191 |
| E03 | 2193 |
| E46 | 2195 |
| E47 | 2196 |
| H144/E36 | 2197 |
| Appendices | 2199 |
| Appendix One - Survey Additional Comments | 2200 |
| Appendix Two - Email Representations | 2231 |
| Appendix Three - Letters and Reports | 2234 |
| Appendix Four - Respondent's Postcodes | 2275 |

Site Allocations, Issues and Options Consultation

4.3.23 Lidlington

Round one consultation - 10 sites have been submitted for potential development in Lidlington: six residential sites, three employment sites and one site for mixed use.

A public exhibition of these sites was held at Marston Moretaine Village Hall on Friday 29th February 2008, between 1.00pm and 8.00pm.

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

A public exhibition of these sites was held at Lidlington Village Hall, High Street, Lidlington on Tuesday 8th July, between 12.30pm and 7:00pm.

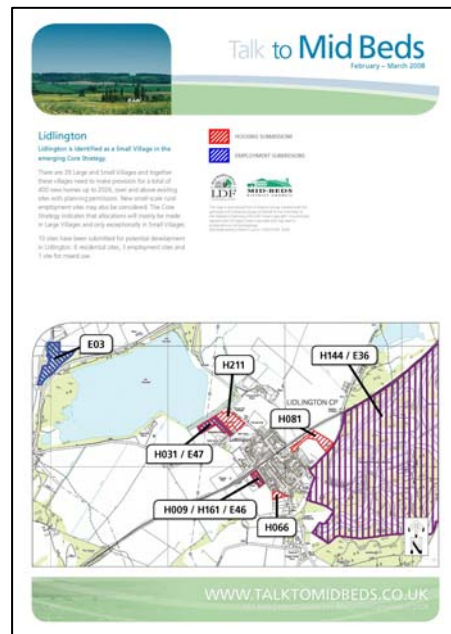


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 771 visits to the Lidlington parish pages (up to end of 22nd September 2008) while 17 postal packs were distributed during the two rounds of consultation.

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



Figure 2 - Round two consultation sites

General issues with development in Lidlington

The Parish Council has objected to all 10 sites in the village on the following grounds:

- Recent development in Lidlington has already increased the number of dwellings in the village by 15%
- Many of the sites are in an Area of Great Landscape Value
- None of the submissions respond to exceptional need
- Insufficient infrastructure - roads, sewerage and water supply.

Many of these points were also highlighted by residents. A petition has also been received from the owners and occupiers of 32, 34, 36 and 28/30 Lombard Street, Lidlington with regards to site reference H081.

4.24.3 Potential development sites in Lidlington

Ref Number: H009

Submission type: Housing

Site Name/Address: Copeman's Field, Bye Road Close, Lidlington

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 38

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 | 2 | 5.4% |
| No | 32 | 86.5% |
| Maybe | 3 | 8.1% |
| Total | 37 | 100.0% |

Additional comments

25 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 the site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site will exacerbate existing problems with fast-flowing traffic cutting through Lidlington

Site Allocations, Issues and Options Consultation

- The access road to this site is narrow – development would worsen existing congestion problems on Bye Road, for example at the junction with Station Road
- Residents enjoy living in a rural location and feel development will alter the character of the village
- Development on the site would impact on the countryside views currently enjoyed by residents
- Lidlington has already expanded with Farriers Way – further development is undesirable.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|--|
| Lidlington Parish Council | Do not support | Has poor access. The right of way is shared and is subject of dispute. |

Ref Number: H031

Submission type: Housing

Site Name/Address: Westmead Farm, Sheeptick End, Lidlington

Submitted proposal: Development of 20-40 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 30

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 3.3% |
| No | 26 | 86.7% |
| Maybe | 3 | 10.0% |
| Total | 30 | 100.0% |

Additional comments

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

- The site is inappropriate for such a sizable development
- The site has never been and is not presently used for holiday/ leisure purposes, and holiday lets may not be necessary
- Surrounding roads could not cope with the increase in traffic
- There is already enough development in Lidlington

Site Allocations, Issues and Options Consultation

- Development would negatively impact upon the countryside environment
- Existing infrastructure, particularly schools, cannot support this development.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|--|
| Lidlington Parish Council | Do not support | Along with E47, the site has been subject to numerous planning applications on what is basically a garden plot; it has never been a farm nor a holiday site. The promoters would exploit any permission granted and it is likely any business would not succeed and then a follow-up change of use application would be submitted. |

Ref Number: H066

Submission type: Housing

Site Name/Address: Land at Greensand Ridge, Lidlington

Submitted proposal: Development of 2 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 25

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 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 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 | 1 | 4.0% |
| No | 23 | 92.0% |
| Maybe | 1 | 4.0% |
| Total | 25 | 100.0% |

Additional comments

18 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents didn't think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is within the designated Area of Great Landscape Value - development would have a detrimental visual impact on the surrounding countryside
- The increase in traffic would negate highway safety of both road users and pedestrians

Site Allocations, Issues and Options Consultation

- The site is not easily accessible without major work
- Development of this site would have a detrimental visual impact, particularly due to its elevated position
- The site has poor drainage and has suffered flooding in the past.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|---|
| Lidlington Parish Council | Do not support | The land is subjected to instability and natural springs. When the original Greensand Ridge site was approved, the plot subject of this Allocation was considered as green space in an Area of Great Landscape Value. |

Ref Number: H081

Submission type: Housing

Site Name/Address: Marston Road, Lidlington (Phase 2)

Submitted proposal: Development of approximately 45 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 60

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 | 10.0% |
| No | 44 | 88.0% |
| Maybe | 1 | 2.0% |
| Total | 50 | 100.0% |

Additional comments

47 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 is appropriate for future housing in Mid-Bedfordshire are:

- Suitable brownfield sites should be considered before this greenfield site
- New housing has only recently been completed in the area – further development would be detrimental to the character of the village
- Additional traffic would worsen congestion problems in the village (particularly on the High Street and Church Street) and would cause noise and disruption for residents
- Another junction with Marston Road would be dangerous

Site Allocations, Issues and Options Consultation

- Water and electricity are often cut off at present – existing infrastructure problems would be exacerbated by development
- Local services and social infrastructure, including schools, cannot support further development
- Development would be detrimental to the aesthetics of the entrance to the village.

Five additional comments were made in support of the development. The key themes to emerge in support of development on this site are:

- Development would provide support for remaining shops, pubs and village groups in the area
- The site is within walking distance of the local school and Lidlington station.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|---|
| Lidlington Parish Council | Do not support | Should not be allowed. Phase 1 caused a lot of public anxiety particularly when it emerged that the number dwellings built exceeded the number of dwellings in the original proposal. |

A petition has also been received from the owners and occupiers of 32, 34 36 and 28/30 Lombard Street, Lidlington with 12 signatures. A summary of their objections is as follows:

- The land plays an important role in segregating the built up area of the village from the attractive countryside to the north west on the other side of the railway line and the north east along Marston Road
- The proposal would extend the built up area into a valuable ‘green lung’ and be contrary to Mid Beds District Council’s previously expressed objective with regard to the development brief for the David Wilson development prepared in 2001
- The site impinges on a public footpath
- Again, as part of the David Wilson development brief (5.24 Design Principles) it was required that ‘a 20 metre wide band of planting shall be provided along the entire length of the railway boundary with the proposed cycle way/bridle way beyond.’ Much of the planting has taken place but the trees have not yet had time to mature. Development of the site would require the removal of those trees
- The proposed number of dwellings (45) is not in keeping with the settlement status as a small village, especially as 72 have only recently been completed as part of the David Wilson development
- Sewers, drainage and local amenities are inadequate.

Site Allocations, Issues and Options Consultation

Ref Number: H161

Submission type: Housing

Site Name/Address: Copeman's Field, Bye Road Close, Lidlington

Submitted proposal: Development of 20 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 35

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 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 | 3 | 8.6% |
| No | 32 | 91.4% |
| Maybe | 0 | 0.0% |
| Total | 35 | 100.0% |

Additional comments

23 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 is appropriate for future housing in Mid-Bedfordshire are:

- Development will worsen congestion problems as the use of Bye Road is increased, particularly on the junctions with Church Street and Station Road, and will increase dangers for local children who use this area to access the local school
- Public transport provision in this area is not good

Site Allocations, Issues and Options Consultation

- There has been enough development in Lidlington already
- The local schools and libraries could not support this development
- The village has few services.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|--|
| Lidlington Parish Council | Do not support | Has poor access. The right of way is shared and is subject of dispute. |

Site Allocations, Issues and Options Consultation

Ref Number: H211

Submission type: Housing

Site Name/Address: Land at Sheeptick End, Lidlington

Submitted proposal: Development of 61 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 24

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 4.3% |
| No | 22 | 95.7% |
| Maybe | 0 | 0.0% |
| Total | 23 | 100.0% |

Additional comments

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

- Development will lead to severe problems with congestion during building work due to proximity to main road and traffic through Whitehall (a private road) is also likely to increase, which will damage the road
- The supporting infrastructure is inadequate to cope; in particular there are not enough shops in village to support development

- Schools could not cope with numbers.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|--|
| Lidlington Parish Council | Do not support | Site is also a garden plot, an orchard, and is adjacent to a site of historical interest. Rights of way across the site have been unlawfully closed and must be re-opened. |

Ref Number: H211a

Submission type: Housing

Site Name/Address: Land at Sheeptick End, Lidlington

Submitted proposal: Residential development of 5 dwellings

Period of consultation: Round two

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 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 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 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 | 0 | .0% |
| No | 10 | 71.4% |
| Maybe | 4 | 28.6% |
| Total | 14 | 100.0% |

Additional Comments

12 people made additional comments about this site. In keeping with the table above the additional comments were largely 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 Lidlington is identified as a small village and has already received considerable growth, there are concerns that the community feel will be lost with further growth. The local people do not want it to become like other local villages such as Marston and Brogborough.

- There are also concerns that the site poses traffic danger due during access in and out of the site.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|--|
| Lidlington Parish Council | Do not support | My Council has examined the documentation in this consultation and feels it must object to the proposal. I must state that Lidlington has been identified as a Small Village in the emerging Core Strategy and as such should be exempt from further development as proposed in this consultation. Lidlington has recently been subjected to an increase in dwellings by approximately 15% which in itself is no small extension to the village. The small number of dwellings to be allocated in Mid Bedfordshire should be centred in the more urban areas other than a Small Village like Lidlington. This site is outside the development limits of the village and therefore should not be considered in this exercise; the proposal has not demonstrated exceptional need. This Site Allocation will mean a road access to the site to be constructed off a village road and near to dangerous bends, with poor visibility. It is also a garden plot, an orchard, and is adjacent to a site of historical interest. Rights of way across the site have been unlawfully closed and must be re-opened. The infrastructure is inadequate to cope with development mentioned in the proposal; the roads, sewerage system and water supply will be stretched if this Site is designated. It must be stressed again that Lidlington Parish Council objects strongly to all of the Site Allocations promoted for Lidlington |

Ref Number: E03

Submission type: Employment

Site Name/Address: Land at Brogborough Landfill Site

Submitted proposal: B2 (General Industrial) & B8 (Storage or Distribution)

Number of jobs proposed: 150-175

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 3 | 20.0% |
| No | 7 | 46.7% |
| Maybe | 5 | 33.3% |
| Total | 15 | 100.0% |

Additional comments

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

- Development of this site would increase traffic, thereby increasing highway safety hazards, and additional HGV traffic would be detrimental to users of the new access road from the realigned A421
- Development would have a negative impact on the local countryside
- The Brogborough landfill site should be returned to greenfield
- There are already enough empty industrial type units to accommodate small business investments.

Site Allocations, Issues and Options Consultation

However, one respondent was more ambivalent to the proposed site, suggesting that it has good transport links and that if it has to be developed, development of offices with some supporting retail would better support objectives.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|------------------------------|---|--|
| Lidlington Parish Council | Do not support | Site has over a number years had its site usage extended (power station, storage for refrigerators etc.), with delays in the restoration of the rights of way network. The recent Public Inquiry declared that the site for landfill should cease which was applauded by residents in the locality. If this Allocation was accepted it would only mean a proliferation of use of the site which was meant to be restored to its original use, including the rights of way. |

Site Allocations, Issues and Options Consultation

Ref Number: E46

Submission type: Employment

Site Name/Address: Haulage Yard, Copeman's Field, Bye Road Close, Lidlington

Submitted proposal: B1 (Business) Leisure facility, hotel, office development, distribution & storage

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 27

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 | 1 | 3.6% |
| No | 26 | 92.9% |
| Maybe | 1 | 3.6% |
| Total | 28 | 100.0% |

Additional comments

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

- Development of the site will worsen traffic problems and be dangerous to highway users and pedestrians – in particular Bye Road is not suitable to cope with extra traffic (especially at the junction by the level crossing) and already has a parking problem
- Respondents want Lidlington to remain a small village
- There is no identified need for leisure facilities and a hotel in Lidlington
- Access to this site is inappropriate for such a development.

Ref Number: E47

Submission type: Employment

Site Name/Address: Westmead Farm, Sheeptick End, Lidlington

Submitted proposal: C1 (Residential), D2 (Leisure) and A3 (Restaurants and Cafes)

Number of jobs proposed: 40

Period of consultation: Round one

Total number of surveys/representations submitted: 22

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 | 0 | 0.0% |
| No | 22 | 100.0% |
| Maybe | 0 | 0.0% |
| Total | 22 | 100.0% |

Additional comments

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

- The road structure is inadequate and the conditions unsuitable to cope with development
- Access will cause severe congestion
- The development will spoil the quiet and peaceful character of the village
- New facilities are unnecessary and unsuitable for the proposed site.

Site Allocations, Issues and Options Consultation

Ref Number: H144/E36

Submission type: Mixed Use

Site Name/Address: Millbrook Proving Ground, Station Lane, Millbrook

Submitted proposal: Mixed use development for residential and hi-tech knowledge based employment & B1 business

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located within Millbrook, Marston Moretaine and Lidlington.

Total number of surveys/representations submitted: 38

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 and 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 housing and 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 | 5.6% |
| No | 26 | 72.2% |
| Maybe | 8 | 22.2% |
| Total | 36 | 100.0% |

Additional comments

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

Site Allocations, Issues and Options Consultation

- Development will cause traffic problems through Marston Moretaine, around Millbrook and at the A507 crossroads
- Development will negatively impact upon the rural nature of the area
- Potential detrimental impact on the landscape, particularly of a large-scale development, which may eclipse Millbrook
- Site is too large - danger of overdevelopment - development may overwhelm surrounding villages
- Access problems.

A number of respondents acknowledged that this is an established employment site and suggested that it may be suitable for development, with various (in some cases conflicting) conditions:

- Development should only be on a very limited scale, if at all
- Employment development would be acceptable, although improvements to road access and public transport would be necessary
- Employment use suitable but not housing development
- Small sympathetic industries would be suitable if mixed with housing
- Edge of site nearest Lidlington might have some argument for housing development.
- Development must be kept to a height of two stories as the site affects a conservation hamlet and the Greensand Ridge

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---|---|---|
| Lidlington Parish Council | Do not support | The site is on land that was designated to ensure jobs elsewhere (Vauxhall Motors, Luton) which have subsequently been lost due to closure of the plant. There has been a loss of public access through the rights of way network in an area that is probably the most attractive in mid Bedfordshire and my Council would like to see these restored and therefore accessible to and for use by the residents of Bedfordshire. |
| Ampthill & District Preservation Society | Support | No objection |

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