

Site Allocations, Issues and Options Consultation: Marston Moretaine

Final Revision – December 12th 2008

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***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

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4.3. 24 Marston Moretaine

Round one consultation - 15 sites have been submitted for potential development in Marston Moretaine: eleven residential sites, two employment sites and two sites 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 - 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 762 visits to the Marston Moretaine parish pages (up to end of 22nd September 2008) while no postal packs were distributed during the two rounds of consultation.

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

General issues with development in Marston Moretaine

The Parish Council highlighted a number of issues which they think need to be considered for all potential sites in the parish.

The Parish Council's comments can be summarised as follows:

- Lower and Upper Shelton are identified as Small Villages in the emerging Core Strategy and any development here would be viewed as detrimental to the existing settlements and not within Mid Beds District Council's local policy
- Development at Wotton Green would also not be supported and would be also viewed as detrimental to existing settlements.

The Parish Council also made specific comments on site E09/E09a. See below.

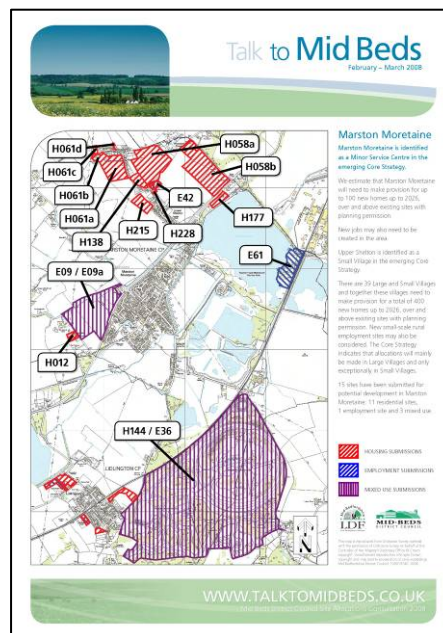


Figure 1 - Round one consultation sites

Potential development sites in Marston Moretaine

Ref Number: H012

Submission type: Housing

Site Name/Address: Glendale, Wood End, Marston Moretaine

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 2

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	1	33.3%
No	2	66.7%
Maybe	0	0.0%
Total	3	100.0%

Additional comments

Three people made additional comments about this site. Due to the small number of comments there were no overriding themes, but comments touched upon the danger of development extending across the Vale and the positive benefits of developing this site in terms of recreation and community projects.

Ref Number: H058a

Submission type: Housing

Site Name/Address: Land between Upper Shelton and Wootton Green

Submitted proposal: Max 750 dwellings (H058a and H058b combined)

Period of consultation: Round one

Total number of surveys/representations submitted: 16

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	0	0.0%
No	13	86.7%
Maybe	2	13.3%
Total	15	100.0%

Additional comments

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

- Additional traffic generated (especially at Upper Shelton) would impact upon the safety of road users and pedestrians, and result in increased levels of noise and disturbance to existing residents
- Detrimental impact on the rural character of the landscape
- Development is too large to be directed at Upper Shelton, a small village.

Ref Number: H058b

Submission type: Housing

Site Name/Address: Land at Hoo Lane, Wootton Green

Submitted proposal: Max 750 dwelling (H058a and H058b combined)

Period of consultation: Round one

Total number of surveys/representations submitted: 7

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 type="checkbox"/>	<input checked="" 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	6	75.0%
Maybe	2	25.0%
Total	8	100.0%

Additional comments

Eight people made additional comments. In keeping with the table above, additional comments were in opposition to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire mirror those for site H058a:

- Additional traffic generated would impact upon the safety of road users and pedestrians, and cause congestion problems
- Detrimental impact on the rural character of the landscape
- Development is too large to be directed at Upper Shelton.

Site Allocations, Issues and Options Consultation

Ref Number: H06 1a

Submission type: Housing

Site Name/Address: Land West of Lower Shelton Road Marston Moretaine (Lower Shelton)

Submitted proposal: Development of 250 dwellings (max)

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"/>
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	2	13.3%
No	10	66.7%
Maybe	3	20.0%
Total	15	100.0%

Additional comments

14 people made additional comments. These were all in opposition to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this site would create traffic problems in Upper Shelton and Lower Shelton, and in the area around Shelton Lower School
- Development would have a detrimental impact on the rural character of the village, making it a less appealing place to live
- Brownfield sites should be considered before this greenfield site
- Proposed scale of this development too large.

Site Allocations, Issues and Options Consultation

Ref Number: H061b

Submission type: Housing

Site Name/Address: Land at Walnut Tree Farm, Upper Shelton Marston Moretaine (Upper Shelton)

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 9

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 type="checkbox"/>	<input checked="" 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	0	0.0%
No	9	100.0%
Maybe	0	0.0%
Total	9	100.0%

Additional comments

Nine people made additional comments. These were all in opposition to development of this site; the key reason being that development would have a negative impact on the rural character of the local area.

Site Allocations, Issues and Options Consultation

Ref Number: H061c

Submission type: Housing

Site Name/Address: Land adj 3&5 Upper Shelton Road, Upper Shelton Marston Moretaine (Upper Shelton)

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 4

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 type="checkbox"/>	<input checked="" 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	0	0.0%
No	5	100.0%
Maybe	0	0.0%
Total	5	100.0%

Additional comments

Five people made additional comments, which were all in opposition to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development would have a negative impact on the rural character of the local area
- The roads would not cope with the extra traffic generated.

Site Allocations, Issues and Options Consultation

Ref Number: H061d

Submission type: Housing

Site Name/Address: Land r/o The Exhibition PH, Upper Shelton Marston Moretaine (Upper Shelton)

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 4

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 type="checkbox"/>	<input checked="" 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	0	0.0%
No	5	100.0%
Maybe	0	0.0%
Total	5	100.0%

Additional comments

Five people made additional comments. Again, these were all in opposition to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are the same for H061d as for H061c:

- Development would have a negative impact on the rural character of the local area
- The roads would not cope with the extra traffic generated.

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Ref Number: H138

Submission type: Housing

Site Name/Address: Land adjoining 112 Lower Shelton Road, Lower Shelton, Marston Moretaine

Submitted proposal: Development of 50 dwellings

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	23	82.1%
No	5	17.9%
Maybe	0	0.0%
Total	28	100.0%

Additional comments

27 people made additional comments. In line with the table above, many of these comments were in support of developing this site. Key reasons people think this site is appropriate for future housing in Mid-Bedfordshire are:

- There is a lack of housing (particularly affordable housing) in Upper and Lower Shelton, especially for young people wanting to stay in the area
- The site has good road links and good public transport links
- The site is in a good location between existing developed areas, and is conveniently located close to a school

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- Due to its location the site would have a minimal impact on the environment
- The site provides opportunities to enhance the social infrastructure of the village.

However a number of respondents made additional comments in opposition to development of this site. Key reasons for opposing development on this site are:

- Current residents enjoy the benefits of existing ribbon development – development would have a detrimental impact on their quality of life, restricting privacy and views and increasing noise levels
- Development would generate more traffic on an already busy road, and impact upon highway safety
- The development is too large for the small village of Lower Sheldon.

Ref Number: H177

Submission type: Housing

Site Name/Address: Land adjacent to A421, Lower Shelton Marston Moretaine (Lower Shelton)

Submitted proposal: Development of 15-20 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 2

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 checked="" type="checkbox"/>	<input 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	0.0%
No	1	50.0%
Maybe	1	50.0%
Total	2	100.0%

Additional comments

Three people made additional comments about this site. Due to the small number of comments there were no overriding themes. In opposition to development, comments touched upon the need for new developments to be in keeping with existing dwellings, the potential for traffic problems, loss of privacy, the inconvenient location of the site for access to the main village, and loss of green space. Supportive comments noted that a general store on the site would be helpful.

Ref Number: H215

Submission type: Housing

Site Name/Address: Land at Lower Shelton Road Marston Moretaine (Lower Shelton)

Submitted proposal: Development of 120-150 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 8

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 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	6	75.0%
Maybe	2	25.0%
Total	8	100.0%

Additional comments

Seven people made additional comments. These were largely in opposition to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- A concern that the area would lose its village feel
- The proposed development is too large for Lower Shelton, a small village
- The road is too small and already busy- traffic problems must be taken into consideration.

Ref Number: H228

Submission type: Housing

Site Name/Address: Land at Lower Shelton Road, Lower Shelton Marston Moretaine (Lower Shelton)

Submitted proposal: Development of 21 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 3

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

Site development suitability

	Count	Percent
Yes	0	0.0%
No	2	50.0%
Maybe	2	50.0%
Total	4	100.0%

Additional comments

Four people made additional comments about this site. Due to the small number of comments there were no overriding themes, but comments touched upon access issues, loss of privacy, a local wildlife habitat, and traffic considerations.

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Ref Number: E09/09a

Submission type: Mixed use

Site Name/Address: Land at Moreteyne Farm, Marston Moretaine

Submitted proposal: B1c (Light Industrial) and B2 (General Industrial)

Number of jobs proposed: 850-900 (all employment) or 650-700 (mixed use)

Period of consultation: Round one

Total number of surveys/representations submitted: 13

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	4	28.6%
No	7	50.0%
Maybe	3	21.4%
Total	14	100.0%

Additional comments

12 people made additional comments. Some of these were in opposition to development of this site. Key reasons people do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development would have a detrimental impact on the surrounding countryside and the character of the village – the fields in question are a habitat for wildlife and thus unsuitable for development
- The potential for traffic problems and congestion
- Development would significantly alter the feel and appearance of the village, negatively impacting on residents quality of life
- The site is too large for this context.

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Some additional comments were in support, or partially in support, of development on this site. Key reasons for supporting development on this site are:

- Development provides potential to improve public transport links
- Development would not significantly impact on the surrounding countryside.

It was also suggested that further hotels, restaurants and shops would be a more practical solution for development within this area, and that development may be more appropriate once the new dual A421 is fully operational.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Marston Moretaine Parish Council	Support	The Parish Council feel that the proposed development for B1 & B2 employment would be of benefit and value to the village and could bring local jobs to the area for residents.

Ref Number: E42

Submission type: Mixed Use

Site Name/Address: Land at Lower Shelton Farm, Lower Shelton Road, Lower Shelton

Submitted proposal: B1 (Business) Live-Work units

Number of jobs proposed: 12

Period of consultation: Round one

Total number of surveys/representations submitted: 3

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

Site development suitability

	Count	Percent
Yes	0	0.0%
No	3	75.0%
Maybe	1	25.0%
Total	4	100.0%

Additional comments

Four people made additional comments about this site. Due to the small number of comments there were no overriding themes. However, the comments, which were all in opposition to development of this site, highlighted traffic problems, the rural nature of the village and the design of surrounding buildings, access issues, loss of privacy and the existence of a local wildlife habitat.

Ref Number: E61

Submission type: Employment

Site Name/Address: Land at Stewartby Water Sports Club, Stewartby

Submitted proposal: C1 (Hotel with conference facilities) and B1 (Office)

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 7

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 checked="" type="checkbox"/>	<input 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	3	37.5%
No	4	50.0%
Maybe	1	12.5%
Total	8	100.0%

Additional comments

Seven people made additional comment about this site. Additional comments conveyed both support for and opposition to development on this site. Key reasons for opposing the development of this site for employment are:

- The site is within a floodplain and is a greenfield site
- Development does not safeguard and enhance existing sport and recreation facilities
- Development would result in a loss of open space.

Others commented that the development of this site for employment use would be appropriate, for example, due to good access to transport links. Development of this site would address the need for employment in the area.

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 Marston Moretaine 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 Marston Moretaine can be found in Appendix Four.