

## Site Allocations, Issues and Options Consultation: Millbrook

Final Revision – December 12<sup>th</sup> 2008

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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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**4.3.27 Millbrook**

**Round one consultation** - One site has been submitted for potential mixed use development in Millbrook.

A public exhibition of this site 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 379 visits to the Millbrook parish pages (up to end of 22<sup>nd</sup> September 2008) while one postal pack was distributed during the two rounds of consultation.

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

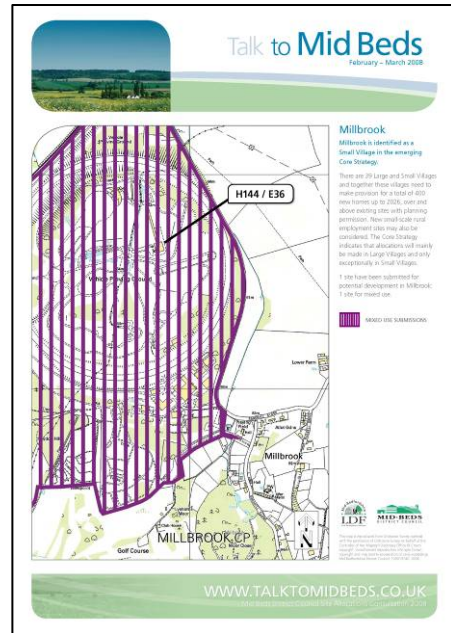


Figure 1 - Round one consultation sites

**Potential development site in Millbrook**

**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

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respondents do not think this site is appropriate for future housing and employment in Mid-Bedfordshire are:

- 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.
Amphill & District Preservation Society	Support	No objection

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