

## Site Allocations, Issues and Options Consultation: Old Warden

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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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**4.3.30 Old Warden**

**Round one consultation** - Seven sites have been submitted for potential employment development in Old Warden.

A public exhibition of these sites was held at Upper Caldecote Church Hall on Friday 14th March 2008, between 1.00pm and 8.00pm.

**Round two consultation** - No additional sites/proposals have been submitted as part of the second round of Issues and Options consultation.

**Public response** - From the Talk to Mid Beds website going live in February 2008 there were 439 visits to the Old Warden parish pages (up to end of 22<sup>nd</sup> September 2008) while six postal packs were distributed during the two rounds of consultation.

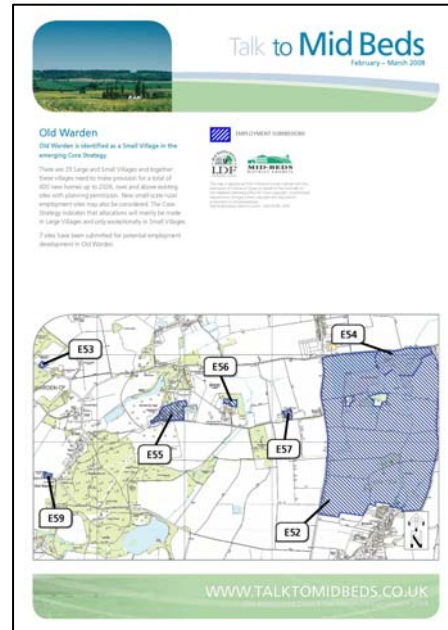


Figure 1 - Round one consultation sites

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

**General issues with development in Old Warden**

The key issue residents have with potential development sites in Old Warden is that the land to the north was quarried on the understanding that it would be returned to agricultural use. Residents feel that this promise has been breached by the site allocations put forward in the quarry.

**Potential development sites in Old Warden**

**Ref Number: E52**

**Submission type:** Employment

**Address:** Broom Quarry, Broom Old Warden/Southill

**Submitted proposal:** B1 (Business), B8 (Storage and Distribution), C1 (Hotels), C2 (Residential Colleges) for student accommodation and relocation of college, cycle hire repair shop/boat repair yard and tourism uses

**Period of consultation:** Round one

*Please note this site is located within Old Warden and Southill.*

**Total number of surveys/representations submitted: 66**

**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 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 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	3	5.0%
No	55	91.7%
Maybe	2	3.3%
Total	60	100.0%

**Additional Comments**

56 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 employment in Mid - Bedfordshire are:

- Objection to the proposed usage of the site, particularly as the original agreement was to return the quarry site to agricultural land with a fishing and boating lake and public footpaths

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- Redevelopment of the site would have a negative impact on the wide variety of wildlife that now resides on the former quarry site
- Development would have a negative on the character and nature of Broom as a rural village
- Development of the site will have a negative impact on the road infrastructure of Broom, adding to existing traffic congestion
- The existing facilities, services and infrastructure in Broom are poor and could not cope with a development such as that proposed for this site and in general.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	Residents do not want the promises made to them by the Shuttleworth Trust reneged upon. Beds CC granted permission to extract gravel on the Shuttleworth estate subject to certain conditions. These included restoration of the land according to a plan which was agreed with the landowner and Tarmac. This was largely a return to should be met by all parties. Sam Whitbread, the chair of Shuttleworth the land owners, in his document of 1997 entitled 'A Positive Outlook at Broom' promised that following the gravel extraction Broom could look forward to benefiting from Woodland Conservation, Footpaths and Bridleways, Fishing Lakes and Sailing Lakes. The document included a double page plan showing residents by entitling this map 'The Future Landscape at Broom'. Parishioners believed this and, having endured a decade of gravel extraction with another working, have looked forward to receiving these promised benefits. Nowhere in this promised future or map is there any mention or sign whatsoever of Industrial or Commercial usage or of a college from 1200 students. People are angry at this perceived broken promise.
		Please refer to additional letter submitted by Southill Parish Council dated 8 <sup>th</sup> August 2008 (see appendix 3)
Northill Parish Council	-	Although this site is not in Northill parish, its northern border is right on the boundary and traffic currently accesses the processing site via the B658 (and in part via the roundabout at G & M Growers) which affects parish residents. The original quarry plans presented to local residents envisaged this area being restored to nature for recreation, amenity and agricultural use. Hill Lane (B658) is unsuitable for more traffic, queues which already build up before the roundabout at the A1/Hill Lane junction would be significantly increased by this sort of development.

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**Ref Number: E53**

**Submission type:** Employment

**Site Name/Address:** Mount Pleasant Farm, Old Warden

**Submitted proposal:** Additional farm buildings for cattle & sheep, larger machinery & teaching

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

No representations or surveys have been made on this site.

**Ref Number: E54**

**Submission type:** Employment

**Site Name/Address:** Processing Site, Broom Quarry, Nr Upper Caldecote

**Submitted proposal:** B1 (Business), B8 (Storage and Distribution), retail and leisure/tourism

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 10

**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 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 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	8	88.9%
Maybe	1	11.1%
Total	9	100.0%

**Additional comments**

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

- Traffic on the A1 and B658 is already heavy and congestion is a problem, particularly at the junction of the B658 and A1 roundabout – development would exacerbate this
- The site was supposed to be restored to agricultural use when the quarry was disused, and contains some flora and fauna thought to be endangered
- Development would adversely affect the rural nature of the area
- Retail outlets are not needed here as Sainsbury's supermarket, G&M farm shop and a golf driving range and sports shop are close to the site.

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

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> <li>• Although this site is not in Northill parish, its northern border is right on the boundary and traffic currently accesses the processing site via the B658 (and in part via the roundabout at G &amp; M Growers) which affects parish residents</li> <li>• The original quarry plans presented to local residents envisaged this area being restored to nature for recreation, amenity and agricultural use</li> <li>• Hill Lane (B658) is unsuitable for more traffic, queues which already build up before the roundabout at the A1/Hill Lane junction would be significantly increased by this sort of development.</li> </ul>

**Ref Number: E55**

**Submission type:** Employment

**Site Name/Address:** Shuttleworth College, Old Warden Park, Biggleswade

**Submitted proposal:** C2 (Residential Colleges) for student accommodation, B1 (Business) and B8 (Storage or Distribution), leisure/tourism, and small retail

**Number of jobs proposed:** Unknown

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

**Site development suitability**

	Count	Percent
Yes	3	100.0%
No	0	0.0%
Maybe	0	0.0%
Total	3	100.0%

**Additional comments**

Three people made additional comments about the site. In line with the table above, these were in support of development, indicating that the site in question is the best option for expanding Shuttleworth College.

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**Ref Number: E56**

**Submission type:** Employment

**Site Name/Address:** Home Farm, Old Warden Park, Biggleswade

**Submitted proposal:** Hangar space

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

No representations or surveys have been made on this site.

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**Ref Number: E57**

**Submission type:** Employment

**Site Name/Address:** Kings Hill Farm, Old Warden Park, Biggleswade

**Submitted proposal:** B1(Business), B8 uses (Storage or Distribution) and small scale ancillary retail.

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

No representations or surveys have been made on this site.

**Ref Number: E59**

**Submission type:** Employment

**Site Name/Address:** Laundry Farm, Old Warden

**Submitted proposal:** B1 (Business), B8 (Storage or Distribution) and small-scale retail

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 1**

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

**Site development suitability**

	Count	Percent
Yes	1	100.0%
No	0	0.0%
Maybe	0	0.0%
Total	1	100.0%

**Additional comments**

No additional comments were made about this site.

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