

## Site Allocations, Issues and Options Consultation: Southill

Final Revision – December 12<sup>th</sup> 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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**4.3.38 Southill (Broom)**

**Round one consultation** - Eight sites have been submitted for potential development in Southill: six residential sites and two employment sites; of which the six residential and one employment site are located in and around the village of Broom.

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

A supplementary exhibition relating to sites in Broom was held on 13<sup>th</sup> March in Broom Village Hall between 12:30pm and 2:30 pm and was facilitated by a Mid Beds planning officer.

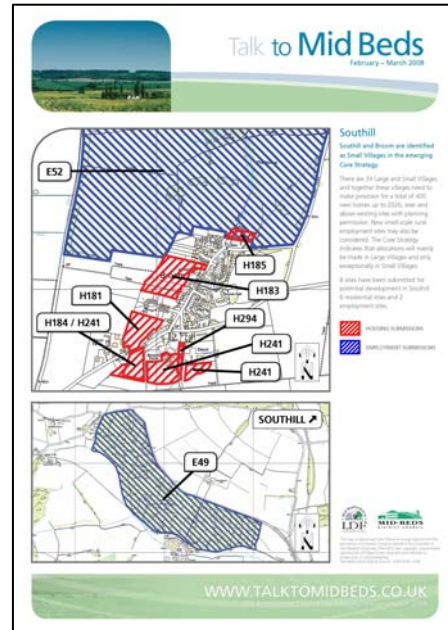


Figure 1 - Round one consultation sites

**Round two consultation** - One additional residential site/proposal has been submitted for consideration for potential development in Shillington.

A public exhibition of these sites was held at the Weatherley Centre, Eagle Farm Road, Biggleswade on Wednesday 9th July, between 1:00pm and 8:00pm.

**Public response** - From the Talk to Mid Beds website going live in February 2008 there were 865 visits to the Southill parish pages (up to end of 22<sup>nd</sup> September 2008) while 16 postal packs were distributed during the two rounds of consultation.



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

**General issues with development in Southill**

A number of issues have been highlighted by residents and Southill Parish Council which they feel should be taken into consideration for all potential sites in the parish.

These issues can be summarised as:

- A general objection to further development in Broom. The majority of sites put forward for development in the Parish are all located in and around Broom; and no sites have been put forward in the village of Southill itself. There is a feeling among residents of

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Broom that this is because the owners of the Shuttleworth Estate (the major landowner) all live in Southill; hence no sites are proposed there

- The facilities, services and infrastructure in Broom, particularly shops, schools, public transport and the mains gas supply do not have the capacity to cope with further development. In addition, the lack of a post office was mentioned frequently as counting against Broom’s suitability for further residential development
- Existing traffic congestion would be exacerbated by further development
- Development would have a detrimental impact on the nature and character of Broom as a small rural village
- Loss of open green spaces and agricultural land should be avoided.

However, if the relief road and/or affordable housing were included as per the proposals, then a small number of respondents did support development.

Southill Parish Council also raised a number of issues that they think should be taken into consideration for future residential and commercial development in Southill.

Organisation	General issues with development
Southill Parish Council	<p>Following discussions with resident of Broom Southill Parish Council object to all proposed site for housing in the parish. The reasons for objecting to sites all the proposed housing sites are that residents of Broom prefer to live in a small village; that is one of the reasons that they either moved here or stay here. They do not want to increase the population of the village. The village has no shop, post office, school, leisure facilities, mains gas, decent public transport or any other infrastructure to support such a rise in population. The core-strategy of Mid-Beds states that allocations will mainly be made in large villages; Broom is a small village and wishes to remain so. Furthermore the loss of yet more good agricultural land around the village is to be deplored. Another reason not to begin building houses outside the village boundary is the large parcel of land inside the village boundary that was purchased several years ago by a building company, this will probably be built on in the near future. With regard to the proposed by-pass around the back of the White Horse public house, this might have been acceptable in exchange for ten houses, however the large developments put forward would totally alter the scale and character of Broom. The council do recognise the need for traffic to be slowed through the village, particularly around the village green. Speeding appears to be a problem in all of the villages in the county; it is often raised at the CLF forum by parish councillors from far and wide. Our Special Interest Group on crime will need to consider what can be done in the future. Perhaps an application for a 20mph zone, these are now being widely implemented around schools, needs to be made.</p>

**NOTE:** A large number of surveys were returned for sites in Southill with uniform responses for all sites.

**Potential development sites in Southill**

**Ref Number: H181**

**Submission type:** Housing

**Site Name/Address:** Land East of Manor Farm, Southill Road, Broom

**Submitted proposal:** Development of 48 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 50

**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 type="checkbox"/>	<input checked="" 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	2.1%
No	43	91.5%
Maybe	3	6.4%
Total	47	100.0%

**Additional Comments**

43 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:

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- The village of Broom has limited existing services, facilities and infrastructure, particularly with regard to schools, shops, mains gas and public transport. In addition there is no post office
- Development of the site will have a negative impact on local countryside;
- The site's location near to the existing quarry is unsuitable
- Development of the site will have a negative impact on the character of Broom and the quality of life of its residents
- Development of the site will undoubtedly lead to an increase in the volume of traffic which will add to existing traffic congestion problems.

However, a small number of respondents suggested that if affordable homes were included, development of the site would be appropriate.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	See comments in section. 4.38.2

**Ref Number: H183**

**Submission type:** Housing

**Site Name/Address:** Land North of Bancroft Avenue, High Street, Broom

**Submitted proposal:** Development of 78 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 63

**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 type="checkbox"/>	<input checked="" 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	56	96.6%
Maybe	2	3.4%
Total	58	100.0%

**Additional Comments**

53 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:

- Loss of green space and agricultural land in and around Broom
- Broom's existing facilities, infrastructure and services, do not have the capacity to cope with a development of this size particularly with regard to schools, shops and a lack of a post office

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- The character and nature of Broom as a small rural village would be lost if development was to go ahead
- The proposed scheme is too large for a village such as Broom, particularly as the current road and utility infrastructure is not capable of dealing with the extra demand that a development of this size would generate.

However, a small number of respondents suggested that if affordable homes were included, development of the site would be feasible.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	See comments in section. 4.38.2

**Ref Number: H184**

**Submission type:** Housing

**Address:** Land South of Southill Road, Broom

**Submitted proposal:** Development of 25 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 44**

**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 type="checkbox"/>	<input checked="" 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	5.3%
No	32	84.2%
Maybe	4	10.5%
Total	38	100.0%

**Additional Comments**

33 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:

- The poor existing facilities, services and infrastructure in Broom are not capable of supporting further development, particularly with regard to schools and shops and the mains gas supply. Furthermore, there is no post office

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- Development of the site would damage the character and nature of Broom as a small rural village
- There are transport problems, particularly with regard to traffic congestion and poor public transport provision
- Development would have a negative impact on the local environment and wildlife.

However, a couple of respondents did support development on this site, particularly with regard to the benefits that a relief road would bring to the village of Broom.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	See comments in section. 4.38.2

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**Ref Number: H185**

**Submission type:** Housing

**Address:** Land North of 1-11, High Road, Broom

**Number of houses proposed:** Development of 10 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 51

**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 type="checkbox"/>	<input checked="" 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	2.1%
No	43	91.5%
Maybe	3	6.4%
Total	47	100.0%

**Additional Comments**

39 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:

- As a former sewage plant site, the land is contaminated
- The site is prone to flooding
- Development of the site would have a detrimental effect on the character of Broom as a small rural village

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- Broom does have the services, facilities and infrastructure to cope with additional development, particularly with regard to public transport, shops, schools, roads and the mains gas supply.

However, a small number of respondents suggested that if affordable homes were included, development of the site would be feasible.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	See comments in section. 4.38.2

**Ref Number: H241**

**Submission type:** Housing

**Address:** Broom Farm, High Street, Broom

**Submitted proposal:** Mixed use development. Number of dwellings not specified

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 46**

**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 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	4	10.0%
No	33	82.5%
Maybe	3	7.5%
Total	40	100.0%

**Additional Comments**

35 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:

- The scale of development proposed is not in keeping with the village surroundings
- Concerns about the impact that development would have on the open countryside and green spaces in and around the village of Broom

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- A lack of and/or poor local services, facilities and infrastructure in Broom, particularly with regard to schools, shops, roads, public transport and the mains gas supply.

However, a couple of respondents did support development on this site, particularly with regard to the benefits that a relief road would bring to the village of Broom.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	See comments in section. 4.38.2

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**Ref Number: H294**

**Submission type:** Housing

**Address:** Land to rear of the White Horse PH, High Street, Broom

**Submitted proposal:** Residential - number of dwellings not specified

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 42

**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 type="checkbox"/>	<input checked="" 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	5.3%
No	29	76.3%
Maybe	7	18.4%
Total	38	100.0%

**Additional Comments**

34 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:

- Concerns about the impact that development of the site would have on the village of Broom in terms of the loss of green space and countryside and by extension its identity as a small rural village

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- Concerns about the impact on the existing services, facilities and infrastructure, particularly with regard to schools, shops, public transport, traffic congestion and the mains gas supply.

However, a couple of respondents did support development on this site, particularly with regard to the benefits that a relief road would bring to the village of Broom.

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

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Southill Parish Council	Do not support	See comments in section. 4.38.2

**Ref Number: H349**

**Submission type:** Housing

**Site Name/Address:** Land East of 8 High Road, Broom

**Submitted proposal:** Residential development of 3 dwellings

**Period of consultation:** Round two

**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 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 type="checkbox"/>	<input checked="" 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	1	11.1%
No	8	88.9%
Maybe	0	.0%
Total	9	100.0%

**Additional Comments**

Six 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. The key reasons centred on the objection to the felling of protected trees. It is understood for the development of three dwellings it would be necessary to remove some of the trees, there is much opposition to this. There are also concerns that the location of the houses would be detached from the village. Some respondents question why development is always proposed in Broom and not other parts of the parish.

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

Organisation/ council	Support/do not support allocation	Comments
Southill Parish Council	Do not support	The Parish Council object to additional housing in the village. Residents do not want to see the size of the village increase as the main reason people moved to Southill was because it is a small village. The village has no shop, post office, school, leisure facilities, main gas, no decent public transport facilities or any other infrastructure to support such an increase in population.

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**Ref Number: E49**

**Submission type:** Employment

**Address:** Rowney Warren Wood, Southill

**Submitted proposal:** A1 (Shops) and A3 (Restaurants and Cafes)

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 23**

**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 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	19.0%
No	14	66.7%
Maybe	3	14.3%
Total	21	100.0%

**Additional Comments**

16 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:

- Concerns about the impact that development would have on the local environment, particularly with regard to likely loss of woodland and wildlife
- Concerns about the development of the site in relation to the potential negative impact on existing traffic congestion.

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

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Southill Parish Council	Support	No comment.

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**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
- Redevelopment of the site would have a negative impact on the wide variety of wildlife that now resides on the former quarry site

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- 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.

A full list of survey additional comments to sites in Southill 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

Site Allocations, Issues and Options Consultation

of respondents' postcodes (where available) who completed surveys about sites in Southill can be found in Appendix Four.