

Site Allocations, Issues and Options Consultation: Woburn

September 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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4.3.45 Woburn

Round one consultation - One residential site has been submitted for potential development in Woburn.

A public exhibition of these sites was held at Aspley Guise Village Hall on Thursday 27th March 2008, between 1.00pm and 7.30pm.

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

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

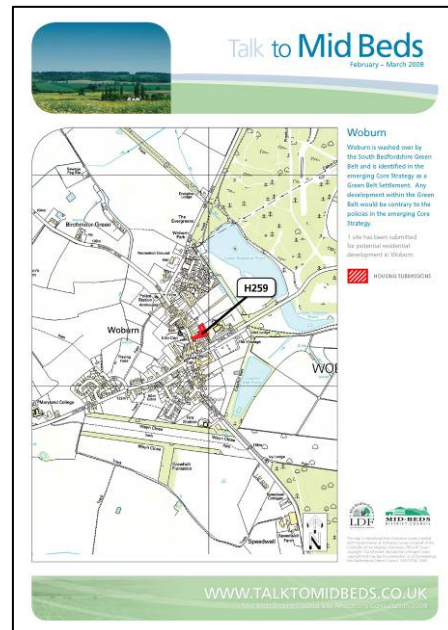


Figure 1 - Round one consultation sites

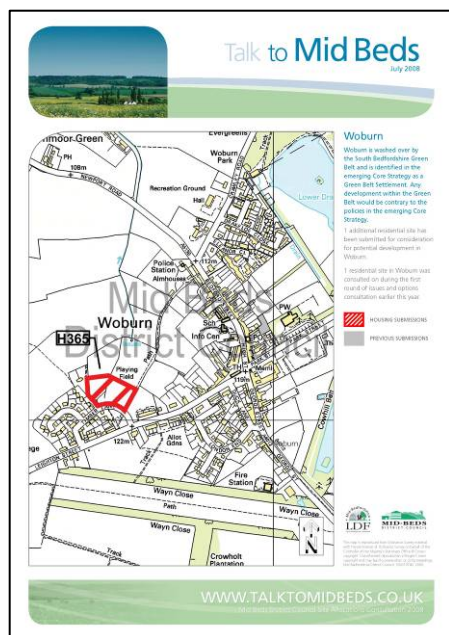


Figure 2 - Round two consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 456 visits to the Woburn parish pages (up to end of 22nd September 2008) while five postal packs were distributed during the two rounds of consultation.

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

General issues with development in Woburn

Concerns with regard to development in the Green Belt and areas of outstanding natural beauty was prevalent in many responses received on sites in Woburn.

Potential development sites in Woburn

Ref Number: H259

Submission type: Housing

Site Name/Address: Land rear of Rawlins Court, Bedford Street, Woburn

Submitted proposal: Development of up to 5 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 checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	25.0%
No	1	25.0%
Maybe	2	50.0%
Total	4	100.0%

Additional Comments

Four people made additional comments about this site. In opposition to the development, respondents highlighted that:

- The site is in Green Belt and an area of Great Landscape Value
- Development would contribute to traffic congestion.

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In support of the development, one respondent highlighted that:
“Woburn needs small scale quality developments to sustain the community and its facilities. This site is already definitely within the village but would have little or no detrimental visual impact and should therefore be encouraged.”

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Woburn Sands District Society	Do not support	We note that the promoter is proposing shared access to a courtyard development of 5 dwellings with Rawlings Court. Once again this proposal is totally inappropriate to the area, being Green Belt, a Conservation Area, an Area of Outstanding Landscape Value, and in the vicinity of Listed Buildings. As a Green Belt Settlement under the emerging core strategy, this proposal would also be contrary to the emerging core strategy. The society opposes this submission.

Ref Number: H365

Submission type: Housing

Site Name/Address: Land North of Timber Lane, Woburn

Submitted proposal: Residential development of 16 dwellings

Period of consultation: Round two

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"/>
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	0	.0%
No	18	94.7%
Maybe	1	5.3%
Total	19	100.0%

Additional Comments

18 additional comments were received concerning this site; all were opposed to development. Opposition to development was centered on three key points:

- The sites location in the Green Belt
- That part of the site is within the Caswell Lane Field County Wildlife site
- The loss of a green open space which is regularly used by local people for recreational purposes.

Views of town/parish council and civic organisations

Organisation/ council	Support/d o not support allocation	Comments
Woburn Parish Council	Do not support	Woburn Parish Council is minded to oppose the development to the north of Timber Lane due to site being: Greenbelt Land, A County Wildlife Site and an Area of Great Landscape Value as stated in the proposal documents
Woburn Sands District Society	Do not support	<p>The Society is opposed to this submission for the following reason:</p> <ul style="list-style-type: none"> • Under the agreed Local Plan Woburn is designated as an Infill Development Settlement washed over by the Green Belt, and as part of that plan development outside the built up area of the village is restricted, in order to protect the character and appearance of the area generally and the green belt in particular. We see no reason why MBDC should change its agreed local plan parameters to meet the developers wish that modest developments on green belt land on the edges of such settlements be allowed. Indeed we feel strongly that planning policy should not in any way be developer led and would certainly strongly oppose any proposal that Woburn be “inset” i.e. excluded from the Green Belt, and reclassified as suitable for limited expansion – as suggested by Messrs Bidwells. • Under the emerging Mid Beds Core Strategy, Woburn is identified as a small village where development will be permitted only in exceptional circumstances. We can see no evidence in the submission for such exceptional circumstances, nor can we see any reason why the emerging Mid Beds Core Strategy should be changed, making Woburn a Limited Expansion Village, to satisfy the developers wishes to build on green belt land. • The Eastern field of the Site is identified as a Country Wildlife Site, and of course, as the developer states, this does confer protection against development – if such development was in accordance with Planning Policy. However as the proposal to develop this land, is against both the existing agreed Local Plan, and the emerging Core Strategy – it must be considered as a further negative factor in any decision making process. • We note from the map shown on the Talk to Mid Beds Web site, that the western field designated by the developer as a fallow field, is in fact marked as a playing field. In addition to the objections noted above, we would be concerned if any recreational land was lost in small villages. They are a valued local resource. <p>In summary, Woburn Sands and District Society opposes this submission.</p>

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