

## WOBURN APPENDICES

***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.

**WOBURN APPENDIX ONE**  
Survey Additional Comments

Site Allocations, Issues and Options Consultation**Ref Number: H259**

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
I C Thomas	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.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mike Lawson	Woburn has a very limited and infrequent bus service but railway stations in Flitwick (6 miles), Leighton Buzzard (6m) and Milton Keynes (9m) are easily accessible by car. There is only one small local store. So residents of any new housing would depend on own cars to get to rail, non-primary schools, and shops. Suitable garaging would be essential. Some increase in traffic congestion would occur in the high street. Safety issues would have to be addressed with exit/entrance to Rawlings Court being so near to the existing pedestrian crossing.

This additional comment was made by a respondent who felt that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Tracey Mann	This is an already congested area and overcrowded. The access is extremely poor and I would suggest dangerous. The environment for existing residents is badly affected. I strongly object to this proposal.

Site Allocations, Issues and Options Consultation

**Ref Number: H365**

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Woburn Heritage Centre Trust	This land is well used by Woburn Residents for dog walking/childrens play and every November is the site for Woburns annual Bonfire Night. 16 households would have little effect on the local surgery but 16 or more extra vehicles using the Timber Lane exit onto Leighton Street would add to Woburns already overloaded roads. Any benefit to Woburn Lower School would not out-weigh the downside of having more modern buildings on the edge of Woburn Village.
Mr & Mrs David & Jennifer Smith	Our basic objections are on environmental grounds. This land is within the Green Belt, it is also an area of Great Landscape Value and a Country Wildlife Site. It is a valued recreational facility for all age groups, particularly children who otherwise have to cross 2 busy main roads to a play area. The recently completed Woburn Parish plan indicated a clear majority (69%) against further house building in Woburn. Timber Lane at this point is a curved road with limited visibility. Further entrances and exits would exacerbate this problem. The proposed development would also be likely to increase the overload on the medical centre.
Mr David Knapman	Inappropriate development on Green Belt land in an area where wildlife will be affected, would detract from the development in Timber Lane and would add nothing in relation to local services/infrastructure.
Mr John David George Smith	This site is a very important piece of land for the openness of Woburn. Any further development will alter the historical feel of the village and its aesthetic appeal. I would strongly oppose this area being added to a list of potential development sites.
Mr Martin Cunnison	This land is green belt and further housing development in this area would totally unsuitable. Development would not contribute anything towards the local economy or environment. Moreover, it would be a significant impact to the countryside and the use of this space which has for many years permitted much village recreational & social use including the large firework display held on this site every November which does contribute to the local economy and upkeep of other village services. Further progression of these plans would be an outrage and an assault on the very heart of one of the country's prettiest villages.
Mr Martin Evans	This proposal beggars belief. Whilst the land in question may technically be outside the village conservation area so is Wayn Close, the village hall and the Paris House but that doesn't mean we should build there... In terms of sustainability, this proposal will drive Woburn families away, families whose children currently attend Woburn school – Mid beds should be focusing on providing a lorry ban in Woburn not converting ancient green fields into an unwanted and frankly insignificant (in the grand scheme of things) housing development. The proposed site is one of only two locations in Woburn where children can play safely (Not that our Duke would know this!). This scheme would remove the heartbeat of the community (bonfire Night & the Woburn Oyster Festival being two examples) - The Bedford Estate should hold its head in shame for even contemplating such an act.

Submitted by	Comments
Mr Michael Chellew	Given that it is within Green Belt and an area of Great Landscape Value and a County Wildlife Site I feel it is not an appropriate site to provide future housing. This is a playing field that will be built over. It was originally the site of the Woburn Lions junior football club. It is used by lots of children for play. If it is lost they will have to cross busy roads and walk half a mile to the playing fields by the village hall. It is used by dozens of older people to walk their dogs. It is the site of the annual village fireworks display. It will impact on Timber Lane and Woburn from a traffic congestion perspective. The building site would create noise, dust and disturbance for some months.
Mr Michael Lawson	The proposed site is totally unsuitable for development of any kind. Being entirely within the green belt and also an AONB how is it even possible for this proposal to have been put forward?
Mr Simon Willis	As a resident of Woburn I obviously disagree to further development in our village. Surely the development of the existing Maryland College site (derelict building) is more appropriate rather the ripping up even more beautiful green belt? The existing timber lane was at least built on the site of an old Timber yard - again preserving the need to dig into new countryside. Please let common sense prevail.
Mr Steve Barfoot	This site is inappropriate for housing development for the following reasons: 1) it is Green Belt; 2) it is an Area of Great Landscape Value; 3) it is a Country Wildlife Site; 4) 16 houses is of limited benefit; 5) There are alternative brownfield sites available; 6) road access would need to be provided on a blind bend this creating a dangerous junction; 7) children and families use the site for recreational purposes. If this was removed, an alternative site for recreation would necessitate crossing a busy road.
Mr Steven Clark	I oppose this development as it is an unnecessary destruction of green belt land, i can see no value to the local people of this development only the profit potential for any developers. This is protected green belt for a reason and the additional cars turning into and out of Timber Lane will increase the hazard that already exists during rush hours.
Mrs Mala Panchal-Bird	We strongly object to the proposal by the Trustees of Bedford Estates for the development of 16 houses on the land north of Timber Lane. We believe it would totally destroy the natural beauty and wild life on this land and surrounding areas. It is also one of only few areas in Woburn that the public can actually access to walk and play on without any restrictions of having to keep to the path. It would also completely spoil view from the houses which at present look on to the field and gives the sense of actually living in the countryside and space. We do not consider it at all an appropriate site for future housing development in Mid Beds by the District Council

Submitted by	Comments
Mrs Sally-Ann Wragg	The site is described by Bidwells as a fallow field, it is in fact used heavily for recreation by the local and wider community - and is known as the "the old rec." It is the venue for the annual bonfire party which is organised and sponsored by local retailers. The site is used by many local children to play various sports and is a safe alternative to the playing fields by the village hall. To reach these anyone living in the south of the village has to cross two busy and dangerous roads (with a high volume of HGV traffic,) Bedford Street and Crawley Road. For those living to the South of Bedford Street the loss of this land to development would have a major negative impact on their quality of life. Whilst sixteen new homes may offer some support to local businesses it is insignificant compared to the hundreds of thousands of visitors attracted by the local tourist attractions.
Mrs Valerie Lawson	This land has been used by local residents for many years: originally as a sports and recreation facility; more recently for the annual fireworks display. There is a public bridleway across the site which is part of one of the Woburn walks that attract many visitors to the village. It is also used by local people for access to the village centre, to walk their dogs and to provide a safe place for local children to play. There is already considerable traffic using Timber Lane considering the width of the carriageway, and access to the proposed site from Timber Lane is on a bend in the road bordered on the other side by trees and hedges which may obscure visibility.
Ms Alison Macpherson	This site is a local community field and is nature reserve. As such its loss would impact the community greatly.

**WOBURN APPENDIX TWO**  
Email Representations

Site Allocations, Issues and Options Consultation

Name	Subject	Comment
W.R.Cuttell/Fran Fry	Woburn	Please see Appendix Three
Roger Chick On behalf of Bedfordshire Area, Ramblers' Association	H365 Land North of Timber Lane Woburn	Bridleway No 20 runs to the southeast of the site. Footpath no 21 runs to the east. If this site proceeds, our main concern would be that BW20 and FP21 are not obstructed temporarily during the building works or permanently by the development. FP21 is an important route to the paths beyond.