

## WRESTLINGWORTH AND COCKAYNE HATLEY 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.

**WRESTLINGWORTH AND  
COCKAYNE HATLEY APPENDIX ONE**  
Survey Additional Comments

Site Allocations, Issues and Options Consultation

**Ref Number: H090**

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

Submitted by	Comments
Irene Millard	This proposal will help support the local facilities which struggle to survive.
Kevin Millard	The village needs further housing development to support the lower school, local pub, shop and village hall provisions. The infill in this area would complete the High Street and slow the traffic which at present see open space and speeds up as it travels down the road.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Anita Lewis	The village needs some housing in the next 20 years. This is the most central site and would complete the High St street scene. Perhaps 10 houses.

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
Alan Chates	This particular site is within a conservation area, the only remaining piece of green land in the entire village. It is also of archaeological interest. A medieval village was on site as an early gig apparently found.
Alan Gunn	Part of this proposed development site lies within the Wrestlingworth Conservation Area. Policy BE14 of the adopted Local Plan seeks to protect the character and appearance of Conservation Areas. The site is also of national importance since it contains earthworks constituting the remains of a mediaeval settlement along with evidence of well preserved archaeological features beneath the earthworks. Development of any kind within this site would seriously damage the character and appearance of the one and only remaining open space currently enjoyed by the residents of this small village.
Andrew Nurse	Will destroy historic meadow land. Wrestlingworth is a small village in a largely agricultural oasis - new housing development should be on brown sites wherever possible.

Submitted by	Comments
John Garman	<p>This site is not appropriate for housing and has no vehicular access. Water End would not be suitable as an access to this site being a single track public footpath/bridleway leading to open countryside &amp; farms which is used by pedestrians, horse riders &amp; farm vehicles.</p> <p>If alternative access was cut into the High St it would need to cross Wrestlingworth Brook (tributary of River Cam) and would have limited turning space. Traffic in the High St is quite busy at times with a number of large vehicles using it to/from Cambridge &amp; Bedford etc.</p> <p>The site is of archaeological interest covering part of the remains of the manor house. There are two tree-lined ponds understood to be remnants of the old manor house moat. A variety of animals, including nesting pheasants, occupy this habitat.</p> <p>The site has a fair rise &amp; is very boggy when wet so may be a flood risk so may require flood management.</p> <p>Locals do use this field for dog exercising.</p>
Jon Hall	<p>The site is an ex-Roman settlement and has archaeological remains buried within it. It is the last remaining piece of green land in a village that is severely under-resourced in terms of open space per head of population (as per the Mid Beds survey of open space and play facilities) The village currently has very poor facilities and even worse public access to local facilities.</p>
Lesley Stewart	<p>I would not like this site to be used if the housing was near to the main road. This is part of a large field and I would approve if the houses were situated behind existing housing on the high street. We need to keep patches of green in between the houses or we will end up with a continuous long thin street.</p>
Michael Geoffrey Pearson	<p>This proposed site is totally unsuitable as it would increase traffic through the High Street which is already at an unacceptable level for which the issue of speeding is still not being addressed. It would also destroy a wildlife habitat which is in itself within a conservation area and appreciated by many whose properties front this meadow. It is also likely that noise and nuisance would become a factor in the longer term and I would far rather see the area developed further to aid wildlife not housing.</p>
Miss Helen Hall	<p>This development would be at the expense of the ruination of the countryside.</p> <p>I note your comment about the deficit of facilities in the village but most people who live in villages do so by choice. We do not want or need more leisure facilities, shops, rabbit hutch housing, larger schools, traffic or general urban sprawl - if we did, wed go and live in Biggleswade or Sandy.</p>
Mr W Gross	<p>Increased building will create additional traffic problems. Pressure will increase on present local facilities e.g. Doctors, post office etc.</p>
Mr. K. Ellis	<p>On 18/12/2000 I objected to a proposed development of, I seem to recall, 8 dwellings on this site, (application 54/2000/1871). I assume that my objections are still on file and they are as valid now as they were then. There now seems to be a proposal for 21 dwellings; this is most perverse to say the least. Any such development will further sour the quality of life of those of us who chose to live in a small village; the traffic problem, alone, is bad enough at the moment without adding to it. If anything we should be looking at ways to reduce the demand for housing.</p>

Submitted by	Comments
Mrs Ethne Chater	A development here would have a devastating impact on the village and the countryside. This is the only green space the entire length of the village which must not be lost. Also it happens to be a conservation area and I believe the whole area is of archaeological interest.
Mrs Karen Hall	This is the only open green space along the village high street and should remain as just that. Wrestlingworth does not need to become a built up area and outlooks over open countryside are much valued by the existing residents. In my time in this village (21 years) I know of at least two previous planning applications for a single dwelling on this piece of land. On both occasions planning was refused even after going to appeal. If planning for a single dwelling was not suitable then how can a development of 21 houses even be considered?
Mrs M Barfoot	Wrestlingworth is a small rural village which is suited to its existing development boundaries. Further development would be of no benefit to the local community and there is insufficient infrastructure in place to support it.
Mrs V Moles	This site is an important wildlife area (Barn Owl habitat) and of historic architectural interest. It has been turned down for development several times the last application being objected too by most the residents in the whole village. This important open space is at the gateway to the village and modern housing would be entirely inappropriate for the edge of a rural conservation area. There is no suitable vehicular access to the area which would need to be accessed from the very busy HGV route B1042.
Mrs Victoria McKenna	We are deeply concerned about the type of developments proposed in the whole village and this one in particular. Can the local infrastructure (such as the sewage system) support many more houses? The land adjacent to Water End is very much central to the village and forms part of the rural character of this small community. This land has ancient archaeological interest, being the site of some ancient ponds and the site of an old manor house. Perhaps this could be an opportunity to create an attractive area in the centre of the village with a village green or green space in front adjacent to the road and attractive, well presented houses set back behind the green. The proposed development appears to be totally out of keeping with the Water End area and would in no way enhance this rural location.
P. J. Molyneux	1. B-road through village used as major through route Heavy traffic during commuter hours No employment opportunities, no medical services or commercial services (except public house) Primary school at full capacity, no other schools in village Public transport sparse & inadequate. Volume of private car on roads would increase. 2. proposal is outside village development envelope.
Pierre Petrou	The area is a remote village with no shops and a better location for housing would be Sandy or Biggleswade. You must have a car if Wrestlingworth or Cockayne Hatley was considered and transport links are very poor here.

Submitted by	Comments
T.W.Fairhead	Wrestlingworth is a very small village and any substantial increase in population and buildings would bring with it a myriad of problems. The roads through the village are not wide enough to support the present flow of traffic and it would be very difficult to effect any widening. The effect of more housing & population would obviously make the road problems very much worse.

Site Allocations, Issues and Options Consultation

**Ref Number: H186**

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
Val Moles	Outside settlement envelope. Dangerous road access onto a busy road. Small village is not the place for development.

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
Lesley Stewart	Care would need to be taken to have sufficient parking for 2 owners and visitors to each property.
Mrs Karen Hall	Probably one of the better sites that have been suggested but still too many houses for this village. I have no objections to a few houses being built in infill sites but I fear that what is now a small village could grow into a larger village and in the future start to resemble a town. Villagers want to remain in a village, its a completely different way of life to living in a town and those who live here choose it and prefer it to urban life.

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
Andrew Nurse	Will encroach on historic meadow land. Wrestlingworth is a small village in a largely agricultural oasis - new housing development should be on brown sites wherever possible.
Anita Lewis	Out of the village.
Jon Hall	The current paucity of village facilities precludes any further development.
Marilyn Barfoot	This site is on a steep bend in the road, outside the development boundaries in an attractive rural setting. Another attempt by greedy landowners to spoil a rural village to line their own pockets.
Mr W Gross	Increased building will create additional traffic problems. Pressure will increase on present local facilities e.g. Doctors, post office etc.
P. J. Molyneux	1. B-road through village used as major through route Heavy traffic during commuter hours No employment opportunities, no medical services or commercial services (except public house) Primary school at full capacity, no other schools in village Public transport sparse & inadequate. Volume of private cars on roads would increase. 2. Proposal is outside village development envelope.
Rupert Carlile	Outside the village development line. Highways access would not support this amount of housing. Density of proposed housing totally out of character of village. On Conservation land.

Submitted by	Comments
T.W.Fairhead	Wrestlingworth is a very small village and any substantial increase in population and buildings would bring with it a myriad of problems. The roads through the village are not wide enough to support the present flow of traffic and it would be very difficult to effect any widening. The effect of more housing & population would obviously make the road problems very much worse.

Site Allocations, Issues and Options Consultation

**Ref Number: H187**

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

Submitted by	Comments
Jon Hain	This site I believe would provide a sensible additional number of houses without causing disruption or problems for the village. There is no better site in the village and would provide a natural fill in for the houses up Roston Rd.
Val Moles	Village not suitable for development. Outside settlement envelope. Detrimental to village scene. Bad use of agricultural land.

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
Lesley Stewart	Care would need to be taken to ensure there was sufficient parking - 3 car places per house would be ideal.
Mrs Karen Hall	Definitely "the best of a bad bunch" as regards housing sites in Wrestlingworth. Its small, doesn't extend the size of the village, would only increase the already existing traffic problem to a minimum and swallows only a small amount of open countryside.

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
Andrew Nurse	Will destroy historic meadow land. Wrestlingworth is a small village in a largely agricultural oasis - new housing development should be on brown sites wherever possible.
Anita Lewis	Out of village.
C. Bonfield	Traffic problems on to the main road.
Jon Hall	The paucity of village facilities precludes any further development.
Miss D Bonfield	The site would cause traffic problems as it opens onto a busy road. Also a hunting ground for barn owls.
Mr W Gross	Increased building will create additional traffic problems. Pressure will increase on present local facilities e.g. Doctors, post office etc.
P. J. Molyneux	1. B-road through village used as major through route Heavy traffic in commuter hours No employment opportunities, no medical or commercial services (apart from public house) Primary school already at full capacity, no other schools Public transport sparse and inadequate, volume of private cars would increase. 2. Proposal is outside village development envelope.
Rupert Carlile	The access on Potton road is unable to support this type of development.

Submitted by	Comments
T.W.Fairhead	Wrestlingworth is a very small village and any substantial increase in population and buildings would bring with it a myriad of problems. The roads through the village are not wide enough to support the present flow of traffic and it would be very difficult to effect any widening. The effect of more housing & population would obviously make the road problems very much worse.

Site Allocations, Issues and Options Consultation

**Ref Number: H188**

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

Submitted by	Comments
Lesley Stewart	Shop, pub and school would benefit. It would be nice to ensure these properties had sufficient parking all off road as this is a dangerous bend.
Val Moles	Outside settlement envelope. Detrimental to village scene. Very busy road - dangerous access.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
T.W.Fairhead	Wrestlingworth is a very small village and any substantial increase in population and buildings would bring with it a myriad of problems. The roads through the village are not wide enough to support the present flow of traffic and it would be very difficult to effect any widening. The effect of more housing & population would obviously make the road problems very much worse.

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
Andrew Nurse	Will destroy historic meadow land. Wrestlingworth is a small village in a largely agricultural oasis - new housing development should be on brown sites not green irreplaceable land.
Anita Lewis	On Extreme edge of village.
Martin Hall	This site is outside the village boundary and would be a green light to continue developments towards Cockayne Hatley, thereby destroying the "small village" environment and character.
Mr V Plosky	Council strategy should favour infill sites against erosion of village boundaries. And there are insufficient resources within Wrestlingworth to support further development.
Mr W Gross	Increased building will create additional traffic problems. Pressure will increase on present local facilities e.g. Doctors, post office etc.
Mrs Karen Hall	This site extends the size of the village into open countryside beyond where the last house now stands. This new development would be completely out of character with the existing houses in the area some of which are thatched. This development would definitely add more traffic to what is presently the "quieter" end of the village as most traffic from this site would travel back through the village to exit rather than travelling towards Cockayne Hatley. I have seen comments about a current deficit of facilities in the village but to me the ability to walk in open countryside and ride a horse along a quiet road are all the facilities that I want or need. I fear that with all the plans for increased housing in the area that future generations may have to consult a history book to find out what a small village used to be.

Submitted by	Comments
Mrs M Barfoot	The area from Wrestlingworth to Hatley has particularly lovely scenery; something which is sadly in short supply in the county. Please do not spoil an area which is popular with walkers by allowing further expansion of Wrestlingworth along Hatley Road.
P. J. Molyneux	<p>1. B-road through village used as major through route Heavy traffic during commuter hours No employment opportunities, no medical services or commercial services (except public house) Primary school at full capacity, no other schools in village Public transport sparse &amp; inadequate. Volume of private car on roads would increase.</p> <p>2. Proposal is outside village development envelope.</p>
Roger and Susan Yanole	This site is outside current village envelope and extends the village by ribbon development into the countryside. This is the furthest development from the village, and from a poorly stocked shop and public house. There is no school, parks, playgrounds or other facilities for children in the village. This development is incompatible with the listed building. As of the 16/03/08 there are five unsold houses in the high street which have been on the market for 3 months. An industrial unit in the high street has been sold form housing development near the centre of the village. We suggest this may cover any government quota for extra housing in Wrestlingworth.

Site Allocations, Issues and Options Consultation

**Ref Number: H250**

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

Submitted by	Comments
Irene Millard	A Small number of houses should be approved on this site to help support the village facilities which struggle to survive. Lower cost houses are also needed to help younger families to move into the village and support the Lower School
Kevin Millard	This would be too many houses for a small village. A lower number would be suitable.

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
Anita Lewis	This has a large measure of local opposition. It is surrounded by houses. There is a conservation concern. It could take a small number of houses.
Mr J D Kirkpatrick	This site seems very large, given it is planned to have a single access road. Traffic through Chapel Close will become very busy at peak times, given that it currently supports about 12 dwellings. A site of this size should surely have multiple access roads to avoid traffic congestion? Amenities in the village are sparse - limited and busy broadband, no mains gas, one small shop, a tiny school and a pub - is there the demand for these houses here - existing houses are still on sale, empty, in the village. Given that there are few employers in the area it is hard to see where all the proposed new residents will find work, any other facilities require commuting a reasonable distance. Is any expansion of amenities planned to cope with this influx of residents?

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
Andrew Nurse	Will encroach upon woodland - an amenity used by walkers etc. Wrestlingworth is a small village. New housing should be on brown sites wherever possible.
C Dear	A protected/endangered species live in the area - great crested newts.
Dr Nigel Hill	The village has little in the way of local amenities and very poor bus service so each extra household would require at least 1 vehicle and access to this site is extremely limited. The current coppice woodland is a significant natural habitat for wildlife in an area otherwise dominated by open farmland and its loss to development would be damaging to the environment and adversely affect the diversity of local flora & fauna.
Elaine Dear	The village of Wrestlingworth already has problems with traffic and speeding. I think all of the proposed development sites will only add to this problem. I live and ride through Wrestlingworth and many, many times I have had problems with speeding vehicles. In fact, I have written letters to owners of large HGVs regarding their speed through the village. Also copied letters to the Police.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
J Moore	Village has 1 store, 1 pub and very, very poor transport links. Anything feeding into the A1 would add to an already overburdened road.
James Lockhart	This significant proposed development is of a type and scale that is wholly inappropriate for a community the size of Wrestlingworth. It will be of no benefit to the village as a whole.
Martin Hall	There is already a drainage problem with this site. In wet weather the water drains off this site and down into the High Street. If this area were to be concreted over, where will the water go to? The existing problem needs solving.
Miss D Bonfield	This site has a number of well established trees. Also a pond which has a colony of great crested newts. I strongly feel it would impact on the environment.
Miss N Powell & Mr S Fleetwood	The land is currently a wooded area and supports a lot of wildlife that could not be supported on surrounding farmland. The village could not cope with another 50 houses and would totally destroy the "small village" nature of Wrestlingworth never mind the impact on existing house prices around the area of the proposed site. Traffic would increase dramatically increasing pollution and the village is not designed for pedestrians with few footpaths in the village.
Mr W Gross	Increased building will create additional traffic problems. Pressure will increase on present local facilities e.g. Doctors, post office etc.
Mrs Heidi and Mr David Cross	Wrestlingworth already has small community facilities, like a shop and cafe that is well supported, a hairdresser and a good bus route. Large new housing developments are going to add nothing to the village, except more chaos and pollution from many additional vehicles on small lanes. The site proposed by accessing from Chapel Close is complete lunacy, it would mean the destruction of a beautiful mixed foliage forest with all its current varied wildlife (birds, including owls, deers, foxes, newts), sorely needed to absorb our pollution levels and to boot, the soil in that area is extremely marshy. Before the planting of trees, the gardens backing onto the proposed site were flooded on a regular basis (one of those gardens being ours), the water flowing directly from the site. This site is a complete no-no for building purposes in my view.
Mrs Karen Hall	Totally ludicrous to suggest that a development of this size might ever be suitable in Wrestlingworth. 65 dwellings could mean another 130 cars in a village that already suffers from a excess of through traffic at certain times of the day. This development would include family housing which would mean too many children for the village school and increased traffic problems with the small access road to the school. I also object to the suggested access to this site, Chapel Close is a very small road mainly occupied by pensioners. A development of this size would mean the need for more facilities in the village, not something that I would welcome. I think planners need to realise that not everyone wants to live in a cramped, urban, fully serviced environment. The lack of facilities in Wrestlingworth has never been a problem and most of us who choose to live here feel fully compensated by the quiet village life, close knit community and open countryside.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mrs Sandra Williams	<p>This is an established area of woodland, home to a large variety of wildlife. Chapel Close already has parking and access problems with only 9 dwellings. The layout of the Close does not lend itself to the creation of an entrance to any development in the wood to the east and south.</p> <p>The village school could not cope with an influx of children from a development of the size suggested. The village is short of amenities and the bus service is poor (bus to Potton on the point of being withdrawn) this means there would be a reliance on the car, leading to congestion as outlined above.</p>
Mrs V Moles	<p>A development of this size is entirely inappropriate for this small village. This development would mean destruction of important woodland and wildlife habitat. The access through Chapel Close would give rise to an unacceptable level of traffic through this currently quiet and peaceful cul-de-sac.</p>
Ms C Bonfield	<p>This site has nothing valuable to give for housing but has a lot of wildlife including great crested newts. Plus lots of trees for other wildlife. A good environment for all of these.</p>
P. J. Molyneux	<p>1. B-road through village used as major through route Heavy traffic during commuter hours No employment opportunities, no medical services or commercial services (except public house) Primary school at full capacity, no other schools in village Public transport sparse &amp; inadequate. Volume of private cars on roads would increase.</p>
Paul Stewart Chapman	<p>H250 is currently a plantation of trees that absorb an enormous amount of water. Foundations would need to go deep and housing would increase flooding problems. There are currently insufficient sewage facilities in the village. Very poor access exists from any area. Increased noise levels would be unacceptable. The number of houses proposed is too high. There are other more suitable areas in the village.</p>
	<p>The numbers suggested for this area would not enhance any employment opportunities. Existing services infrastructure is totally insufficient.</p>
R. Harris	<p>There is a natural pond in this site in which great crested newts breed and it is full of wildlife - badgers, foxes, woodpeckers and many more.</p>
Robert Lockhart	<p>Scope of proposed development is far too large in comparison with the existing size of the village and does not follow the natural pattern of existing development within Wrestlingworth which is primarily ribbon in pattern along existing established roads. This proposed development would instead occupy an area of woodland which is wholly inappropriate. Wrestlingworth is a village situated in amongst large expanses of open field with little woodland. The loss of this woodland and green space would be devastating for this part of the village. The village has limited infrastructure to support a development of this sort. One shop which has a chequered history of success - new openings followed by long spells of closure, no post office or doctors and a very limited bus service plus a school already having to make use of long-term temporary accommodation due to numbers and size constraints.</p>
Robert Moore	<p>This site is not suitable.</p>

Submitted by	Comments
T.W.Fairhead	Wrestlingworth is a very small village and any substantial increase in population and buildings would bring with it a myriad of problems. The roads through the village are not wide enough to support the present flow of traffic and it would be very difficult to effect any widening. The effect of more housing & population would obviously make the road problems very much worse.
Theresa Harris	This field is full of wildlife especially great crested newts, which I believe are protected. Also a lot of newly planted trees. Also it would spoil the whole environment.
Theresa Hill	The woodland provides homes to many birds and animals. Access to this site would cause congestion of traffic as W/worth roads are very narrow.

**WRESTLINGWORTH AND  
COCKAYNE HATLEY APPENDIX TWO**  
Email Representations

Site Allocations, Issues and Options Consultation

Name	Subject	Comment
Brian Collier	Wrestlingworth	I wish to state that, in respect of the 5 sites submitted for potential development in Wrestlingworth, I agree entirely with the District Council's initial comments on each site.

**WRESTLINGWORTH AND  
COCKAYNE HATLEY APPENDIX THREE**  
Letters and Reports

**Name/Organisation**

**Subject**

The Ramblers' Association

H090, H186 Wrestlingworth

# The Ramblers' Association

Working for walkers



## Bedfordshire Area

Groups:

North Beds Saturday Ramblers  
Ivel Valley • Lea & Icknield  
Leighton Buzzard • Ouse Valley

9 Kingfisher Close

### BY EMAIL

Your ref: LDF/SA/Site Allocations

Mr Chris Duffy  
Vision Twentyone  
Deansgate  
Manchester  
M3 4BQ

8 April 2008

Dear Mr Duffy

### Site allocations DPD: Issues and Options Consultation

#### Dunton, Everton, Potton, Sandy, Sutton, Wrestlingworth & Cockayne Hatley parishes

Thank you for your letter dated 14 February 2008 inviting the Ramblers' Association to comment on this consultation, also for the extension in the deadline for comment. On behalf of the Ramblers' Association, I am responding specifically for potential development sites within the parishes listed above on the possible impact each site may have on use of Public Rights of Way (also Permissive Paths if relevant) and access to them. Only sites that may affect paths are listed in the comments that follow. General comments are provided after the comments on individual sites.

Other RA Footpath Officers and Group Footpath Secretary volunteers will be responding on the other parishes containing potential development sites. For awareness, a Word letter template has been provided but some RA respondents may overlook amending the filename from the default as issued.

To aid conciseness, 'Footpath' and 'Bridleway' are abbreviated to 'FP' and 'BW' respectively in references to public path numbers.

Yours sincerely

Roger Chick  
Local Footpath Officer, Ramblers' Association

Cc Chris Meadows, Chairman, Beds Area FP Committee, Ramblers' Association (email)

**MBDC Site allocations DPD: Issues and options consultation  
Ramblers' Association comments for specified parishes**

## **Dunton**

### **H192 Land off Boot Lane**

Dunton FP1 crosses this potential site. If developed, we request that any diversion of the footpath or absorption within the development maintains a reasonably direct access route.

## **Everton**

No comments – no public Rights of Way involved in any of the listed potential sites.

## **Potton**

### **H022 Drew's Land Site, Sandy Road**

This potential site is bounded to the north by Potton BW9 and is located next to an existing residential development. We have no objection to this site.

### **H266 Land rear of Everton Road**

The southernmost part of this potential site is bounded by Mill Lane / Potton BW6. We have no objection to this site.

### **H054 Land rear of Everton Road**

Potton BW6 crosses this potential site. It is noted that primary access would be from Everton Road with a new road linking Everton Road to Mill Lane. We have no objection providing vehicular access is restricted on the section of bridleway BW6 west of the site.

### **H089 Jays Farm, Myers Road**

Potton FP12 runs along the short sloping north edge of this potential site. We have no objection.

### **H111 35 Mill Lane**

Potton BW6 / Mill Lane forms the north boundary of this potential site. We have no objection.

### **H239 Land at Deepdale – Strong objection**

This potential site is bounded by Potton BW5 to the south and along part of the east side, and by Carthagena Road on the west side. The section of BW5 along the east side is not usable due to old mineral excavations. A permissive bridleway exists within the site. It runs northwest from the southern section of BW5 and is routed not far from BW5 and then Carthagena Road, where it terminates. Consultation by Bedfordshire CC RoW has taken place and it is understood that this permissive bridleway will be dedicated as a public bridleway (i.e. as a right of way) in the near future. It will provide users with a safer route between BW5 and Deepdale Lane, which forms part of the Skylark Ride route for horse riders and part of the Potton circular walk (both promoted routes). BW5 is also much used by local walkers.

This site is well separated from the settlement envelope and development of this area would be undesirable. Another consideration is that part of this site has been used for landfill. This raises significant questions regarding its stability and suitability for housing or other development. For all these reasons, development of this site would be totally inappropriate. We request that this site is rejected and excluded from further consideration.

### **H290 Land adjacent to Westbury Homes Development, Old Bedford Road**

This potential site is bounded to the south by Old Bedford Road / Potton BW9. We have no objection providing vehicular access is restricted on the section of bridleway west of the site.

**MBDC Site allocations DPD: Issues and options consultation  
Ramblers' Association comments for specified parishes**

**H297 6-8 Sutton Road**

Potton FP1 touches the southwest corner of this potential site. This footpath links Potton to Sutton via Pegnut Hill Wood. This site is adjacent to an existing residential development and would not further affect the footpath. We have no objection to this site.

**Sandy**

**H272 Land to the North of Sunderland Road**

Sandy FP24 bounds this potential site to the south and Sandy BW21 to the east. The bridleway is a dead-end route. The site is a subset of site H202. We have no objection to this site.

**H202 Land to the North of Sunderland Road**

Sandy FP24 bounds this potential site to the south and Sandy BW21 to the east. The bridleway is a dead-end route. We have no objection to this site.

**H236 Tempsford Road, Georgetown**

Sandy FP1 crosses this potential site. We have no objection to this site.

**H295 Meller Beauty Premises, Sunderland Road**

Sandy BW22 borders the north side of this potential site. If redeveloped, we request that suitable screening is provided for the bridleway.

**H304 Land East of Railway Line – Strong objection**

Three public rights of way cross or border this potential site. Sandy BW25 runs along nearly all of the west side, between the site and the railway line. Sandy BW26 crosses the site towards the south and it connects to Sandy FP37, which runs along a short eastern edge. These paths are important routes in the right of way network and provide a link between Sandy to the west and the Greensand Ridge Walk long distance route to the east. Development of this site would urbanise and industrialise the area east of the railway line. This would be inappropriate and unwelcome. We request that this site is rejected and excluded from further consideration.

**E38 Land East of Middlesfield Road**

Sandy BW21 bounds this potential site to the west and Sandy BW25 runs along part of the south. . If redeveloped, we request that suitable screening is provided for the bridleway.

**Sutton**

No comments – no public Rights of Way involved in the listed potential site.

**Wrestlingworth**

**H090 Land adjacent to Water End, High Street**

Wrestlingworth & Cockayne Hatley FP W4 provides the south boundary of this potential site. Providing the footpath is not affected, we have no objection to this site.

**H186 Land adjacent to Church Farm, Potton Road**

Wrestlingworth & Cockayne Hatley FP W8 provides the north boundary of this potential site. Providing the footpath is not affected, we have no objection to this site.

**MBDC Site allocations DPD: Issues and options consultation  
Ramblers' Association comments for specified parishes**

**General comments**

The documentation provided for the above sites does not show public rights of way on site plans or state in the text for each site if any Rights of Way cross or adjoin the site. This is not satisfactory. Public Rights of Way are (or should be) a material consideration that is taken into account when suitability of each site is assessed. Without this information, it is possible that this may not be the case. Another important aspect is that, without this information, the general public may be unaware of relevant rights of way on and in the vicinity of the potential development sites. We request that subsequent consultations include plans showing all rights of way and that details for each site state if any rights of way cross or adjoin the site.

It is noted that some sites contain land that is in Flood Zone 2 and/or Flood Zone 3 (high risk). Taking account of increasing flood risk from global warming and from continual development in the past of what was previously agricultural land, sometimes including flood plain, we request that no development whatsoever is allowed to take place on land within Flood Zone 2 or 3. This request extends to all sites in the Mid Beds Development Site Allocations consultation.

**WRESTLINGWORTH AND  
COCKAYNE HATLEY APPENDIX FOUR**  
Respondents' Postcodes

Below is a list of respondents' postcodes (where available) who submitted surveys or representations in other formats, about sites in the parish or about Wrestlingworth and Cockayne Hatley in general.

Postcode
MK44 3JH
NK44 3JH
SG14 2EP
SG19 1ER
SG19 2EH
SG19 2EJ
SG19 2EN
SG19 2EP
SG19 2ER
SG19 2ET
SG19 2EU
SG19 2EW
SG19 2EX
SG19 2EY
SG19 2HA
SG19 2LR
SG19 2XX
SG19 EEY