

APPENDIX A: CONSULTATION STATEMENT

This Consultation Statement sets out the consultation undertaken to inform the Development Brief.

1. Consultation as part of the Outline Planning Application Process

The Outline Planning Application for the development of the MVNV allocation was validated on 25 May 2018 (CBC Reference – CB/18/01969/OUT). The application submission included a first draft of the Development Brief which was consulted upon formally through the statutory process.

This consultation period allowed the public, non-statutory consultees and statutory consultees to make comments on the Development Brief.

Following the submission of the OPA, there was a full review of the Development Brief by Central Bedfordshire Council (CBC) and its consultants, including Essex Place Services in 2018. Comments received through this process were considered as part update to the Development Brief for further consideration by CBC.

2. Engagement with the Member Advisory Group

O&H (the Master Developer for the MVNV) presented the updated Development Tests section of the Development Brief to Members on 9 January 2020 as part of the Member Advisory Group (MAG) meeting. The MAG group is formed by the Ward Members for Cranfield and Marston Moreteyne and the Executive Member with responsibility for the Planning and Regeneration portfolio. This meeting was an opportunity for Members to feedback on key issues and priorities which should be reflected in the documents. The feedback from Members resulting from this meeting has helped to shape the consultation draft version of the document which was subject to discussion at a further MAG meeting on 29 January 2021.

3. Stakeholder Reference Group and Consultation with CBC officers and Statutory Consultees

A draft Development Brief was provided to the Stakeholder Reference Group (SRG) for review and feedback at a meeting with officers which was undertaken on 27 January 2020.

The SRG includes representatives from the following groups:

- Lidlington Parish Council;
- Marston Moreteyne Parish Council;
- Millbrook Parish Meeting;
- Brogborough Parish Council;
- Cranfield Parish Council;
- Ridgmont Parish Council;
- Hulcote and Salford Parish Council;
- Marston Moreteyne Action Group; and
- Lidlington Action Group.

CBC provided the draft Development Brief to relevant officers and other statutory consultees and undertook consultation in June 2020.

Comments resulting from this process were compiled by CBC officers and provided to O&H alongside a summary of consultation responses in order to inform the work to prepare the consultation draft version of the document.

The officer summary of the consultation identified the following key issues to be addressed:

- The MVNV location within the Forest of Marston Vale is a key defining aspect of its context. This should be recognised in the Development Brief.
- There should be a greater focus on ensuing design quality and securing health and wellbeing benefits.
- The Development Brief should give wider consideration to its context and how the development can relate to this context. There should be a greater focus upon the how the development will be designed to protect the setting of the existing villages.
- The Development Brief should emphasise the importance of advanced infrastructure and the opportunity to provide benefits early in the development sequence.
- There should be a greater focus on governance.
- Key themes that require stronger emphasis throughout the document include climate change, future proofing and embracing innovation and new technologies over time (20 year + development).

- More detail and aspiration around the built environment, public transport and promoting sustainable transport alternatives including walking and cycling routes should also be included.

O&H discussed the updated consultation draft Development Brief with the SRG on 15 February 2021 in advance of the period of public consultation between 24 February to 16 March 2021.

4. Public Consultation

Public consultation was undertaken by O&H between 24 February to 16 March 2021. This consultation process was completed in accordance with a Consultation Strategy agreed with officers and the CBC MAG at the meeting undertaken on 29 January 2021.

The Consultation Strategy comprised a variety of engagement methods both online and offline to impart information and to encourage comment including:

- consultation materials presented on O&H's Marston Valley website including text, images, interactive maps, Q&As and options for contact by email;
- an e-newsletter sent to all contacts on a stakeholder database;
- a 'your views' website page for respondents to respond to polls and to provide detailed responses to aspects of the Development Brief;
- social media content via Twitter and Instagram directing interested parties to the 'your views' web page and the use of hashtags to target neighbouring areas to direct attention to the consultation;
- direct engagement with the SRG prior to consultation;
- further meetings with Ward Members as and when requested;
- promotion of the consultation through local media via a press release and advertisement;
- a community newsletter distributed to Brogborough, Salford, Hulcote, Ridgmont, Cranfield, Lidlington, Marston Moreteyne, Millbrook, Stewartby and smaller settlements or standalone properties (using the Royal Mail database so that no addresses were missed) in the area including a questionnaire for return via a Freepost address;
- supply of two hard copy versions of the consultation version of the Development Brief to each Parish Council / Parish Meeting within neighbouring ward boundaries; and
- providing a consultation Freephone number for respondents to request a printed copy of the consultation draft Development Brief and the questionnaire.

A Summary of Consultation Responses

[Please note that this section will be updated for the final version of the Development Brief to provide a summary of the responses received through the consultation process].

Other Consultation Undertaken

Outline Planning Application – Pre-submission Public Engagement

O&H completed a comprehensive programme of pre-application engagement with the communities most likely to be affected by the Marston Valley development (through proximity) in February 2018. This is reported in detail within the Statement of Community Involvement (SCI) (May 2018), submitted with the Outline Planning Application (OPA). This document is available via the Planning Register accessible from CBC's website.

Prior to the submission of the OPA, O&H organised four exhibitions at Lidlington, Brogborough and Millbrook Village Halls and the Marston Moreteyne Sports Pavilion. Through its engagement with the community at these events, O&H were clear that it was an opportunity for public consultation on the Development Brief as well as the OPA proposals.

At the events and online through its dedicated website, O&H provided the opportunity for consultees to provide comments through a questionnaire. The outcomes of the consultation were reported in the SCI.

APPENDIX B: CENTRAL BEDFORDSHIRE LOCAL PLAN POLICY SA2 MARSTON VALE NEW VILLAGES (INCLUDING MODIFICATIONS AGREED BY CBC AND O&H)

Please note that the wording of Policy SA2 presented in this appendix includes modifications agreed by CBC and O&H. However, there may be further changes to the policy wording following CBC's public consultation on Main Modifications following the further hearing sessions for the Central Bedfordshire Local Plan Examination undertaken in December 2020.

The land for Marston Vale New Villages, as identified in the Policies Maps, is allocated for a mixed-use development comprising of approximately 5,000 dwellings and approximately 30 hectares of employment land. The employment land is only to be used for non strategic E(g) and B2 uses, specifically for employment relating to research and development, office, services and tourism.

Development proposals will be permitted where the principles set out below are met. These principles will be defined in more detail through the preparation of a Development Brief which will include a concept plan and an indicative phasing plan. Planning permission will only be granted for development following the Council's endorsement of this Development Brief. A site wide Design Code(s) will also be required, followed by area specific Design Codes for each phase, to be prepared by the developer and approved by the Council.

In order to ensure the development will be supported by the local and strategic infrastructure needed to ensure sustainable development, the Council will refuse any piecemeal planning permission that would undermine the Council's ability to deliver such infrastructure.

The principles of the development are:

1. The development will form a series of new villages appropriately separated and screened from neighbouring settlements by green and blue infrastructure. The villages will provide a mix of uses necessary to achieve a sustainable and vibrant network of communities. Development will include:
 - a. Approximately 5,000 homes across a series of new villages with an appropriate balance and mix of residential accommodation to meet identified needs. This mix shall include, subject to viability, a policy compliant mix of affordable housing, self/custom build plots and a mix of homes to meet all identified needs for older people;

- b. Approximately 30 hectares of employment land, to satisfy identified needs for Research and Development, office, services and tourism. This employment should be well-integrated with the villages, both in terms of design and pedestrian and cycle access.
 - c. Provision of a suitable parcel of serviced land and commensurate financial contributions towards the delivery of a primary healthcare facility to be delivered on site and the provision of a commensurate financial contribution towards the delivery of a health and social care services to meet the healthcare needs of the development.
 - d. Provision of new community facilities in accordance with Policy HQ3, a mix of retail, a community library space and at least one drinking establishment to serve the existing and new communities everyday needs;
 - e. Provision of new educational facilities, comprising: day nurseries, early years, primary school, secondary school and sixth form to meet the identified needs of the development or equivalent facilities to meet the educational and childcare needs arising from the development; and
 - f. Provision of leisure facilities, including:
 - i. indoor sport and leisure facilities, in accordance with Policy HQ3; and
 - ii. outdoor sport, leisure and open space, in accordance with Policy EE13, including pavilions and allotments.
2. The development shall provide dedicated and safe pedestrian and cycle links between the new and existing villages, connecting new local centres, employment opportunities, schools, shops, public transport nodes and community facilities with existing pedestrian and cycle networks in the wider Marston Vale.
3. The development shall maximise opportunities to create Green Infrastructure corridors. The allocation is expected to deliver a multi-functional Green Corridor through the entire length of the site to form the Bedford and Milton Keynes Waterway Park. The development will deliver a water-filled and navigable link to facilitate a waterway connection between Brogborough and Stewartby Lakes. The development shall deliver a cycleway within the Bedford and Milton Keynes Waterway Park Green Corridor. This will form part of a cycleway connection between Stewartby Lake and Ridgmont Railway Station.