

Richard Carr,
Chief Executive,
Central Bedfordshire Council,
Priory House,
Monks Walk, Chicksands,
Shefford, SG17 5TQ

August 2011

Dear Mr Carr

Marston Moreteyne Planning Designations

I am writing on behalf of the Marston Moreteyne Action Group (MMAG), the local Community Action group for sustainable development established in June 2008.

The proposed Draft National Planning Policy Framework (DNPP) will replace the existing planning regime. What effect will this have on all existing local plans; the East of England Plan, the South Midlands/Milton Keynes Sub Regional Strategy and Local Development Framework? As your team know these local plans refer to the "Northern Marston Vale"; a phrase continually cited by developers in support of planning applications.

Will the current Site Allocations which derive from the plans and which justify a number of existing planning applications and intentions need reviewing? The Hallam's proposal for land on Moreteyne Farm, Marston Moreteyne is a specific example. A justification advanced by Hallams is that the land is designated as a site allocated for housing and employment.

Hallam's are intent on submitting a planning application for part of the site this year. The village already has a large development site, Marston Park, on the opposite side to the Hallam's proposal where work is just starting on a development that will increase the village by about a third of its current size. The development will be delivered over several years. MMAG cannot support a second development site leading to the village being almost encircled by development for years. The site allocation was to assist the vision of development through to 2026. It is unjustifiable to be considering release of this land so early in the period. MMAG was supportive of the Marston park development, however as a village we need time to accommodate this substantial increase in the size of the village and assess the impact on the infrastructure before any further development. Such an approach ensures sustainability of communities.

Despite the new framework's 'presumption in favour of sustainable development' MMAG is clear that local or neighbourhood plans will be needed to protect the green space between existing settlements and prevent coalescence. MMAG would welcome your views on how you intend to deliver the 'localism' David Cameron espouses into the new planning framework. In addition, your position on sustainable development of Marston Moreteyne as a village. In particular whether you support concurrent active development sites beyond Marston Park.

Yours sincerely

Stewart Long
Secretary
MMAG