

Marston Moretaine Action Group Objections

Application No: CB/22/02213/OUT Land to the South East of Prologis Park Marston Gate

The Marston Moretaine Action Group (MMAG) is aware of the above planning application and object on the following grounds:

Scale and Design of Proposal

- The proposed development is of such a size that it dominates the existing Marston Gate site locally and further away. As such it is out of keeping as an expansion of the existing warehousing based employment site.
- The size and footprint of the developed aspect of the proposed site (approx. 80%) is wrong in a rural landscape. It is an overdevelopment of a site that sits on the edge of a village in a rural location.
- We understand that the Inspectors were concerned about the rising ground affecting Zone 2 but can see no amendments to address the concerns. Building in Zone 2 remain 3 meters higher than Zone 1 which is simply inappropriate.
- Development of such a site on a rural edge should require substantial buffering and landscaping to address to some extent the negative impact of the build. Sadly, the proposed landscaping is wafer thin and inappropriate.
- The proposal is yet another large scale 24 hour / seven days a week development which would clearly generate further light and noise pollution to the surrounding villages and existing amenity land. This is unacceptable.

Biodiversity and Amenity Land

- We understand that the bio-diversity net gain site will be 5 miles away in Eversholt. This is unacceptable. The benefit must be given to the area experiencing the damage.
- The building heights stated within the application are 18.5metres, which is simply wrong for the location. They will dominate every view point, damaging the amenity of the Greensand Ridge and Ringwork. In addition, they will blight the conservation areas of Ridgmont and Husborne Crawley

Employment Use and Traffic

- This part of Central Bedfordshire has no further requirement for low volume employment within vast sites destroying arable land. Alongside the increasing warehousing around Bedford, the combined volume of large, slow lorries clogging up the area and particularly junction 13 of the M1 is unacceptable. A commitment to more high-tech, skilled employment would benefit the immediate area and beyond.
- M1 Junction 13 is well known locally as operating well over capacity, with many local people avoiding it at key times and heading cross country to Junction 12 to join the M1 south and Junction 14 to join the M1 north. The proposal to fiddle with altering the lane designations does nothing to address the problems of Junction 13 operating over capacity. Nor do they deal with the dangerous current situation of traffic queuing onto the southbound M1 roundabout due to the short length of road to the right hand turn traffic lights towards the site. The current situation causes problems, frustration and dangerous vehicle maneuvers.
- Exiting Brogborough village is already severely negatively impacted by the necessity to allocate majority traffic flow to coming off the M1 southbound roundabout. This will only be exacerbated by the scale of this proposal.
- The A507, a key east-west route across the district. MMAG cannot understand the need for further negative impact on this road with another roundabout. If development of some scale is required why not improve the existing nearby roundabout to accommodate access to the site. Potentially even securing access from Station Road (towards Ridgmont Station)?

Stewart Long, Secretary

Marston Moretaine Action Group (MMAG) www.mmetag.com