



GOVERNMENT OFFICES FOR THE
SOUTH EAST
EAST MIDLANDS
EAST OF ENGLAND

Milton Keynes & South Midlands Sub-Regional Strategy

Summary of Public Consultation on the
Secretary of State's Proposed Changes

March 2005

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Executive Summary

The Secretary of State's Proposed Changes to the Milton Keynes South Midlands Sub Regional Strategy were published for public consultation on the 26 October 2004 for an eight week period in accordance with Government guidance.

Representations were received from a range of agencies, authorities, interest groups, individuals and business. In total 426 representations were received making over 2,200 specific points. A majority of comments supported the strategy, focused on minor corrections and amendments for clarity, or made observations.

This report summarises the main themes raised through the consultation exercise and lists the changes made to the final document in response to the representations. The report also outlines reasons for change.

Key issues that emerged from the consultation include:

- Community safety – the need to create neighbourhoods designed to minimise crime and antisocial behaviour;
- The importance of infrastructure provision to enable growth;
- The need for economic growth as well as housing growth;
- Clarification of the status of key transport projects;
- The applicability of affordable housing targets for Milton Keynes and Aylesbury;
- The need to place greater emphasis on regeneration in Luton and the issue of Green Belt Review around the town;
- The reintroduction of possible directions of growth around Northampton.

The Deputy Prime Minister and First Secretary of State published the final Milton Keynes South Midlands Sub Regional Strategy on 17th March 2005.

Section 1 - Introduction

1.1 Background

The final Milton Keynes and South Midlands Sub-Regional Strategy (MKSM SRS) is a co-ordinated review of policy for the Milton Keynes & South Midlands Sub-Region (MKSM SRS), which is at the intersection of three regions. The MKSM SRS provides strategic guidance on the scale, location and timing of development and the associated infrastructure required to sustain development.

This supporting document sets out and explains the reasons for amendments based on representations received in response to the consultation exercise on the Secretary of State's Proposed Changes. It also includes a timeline summarising the various consultation processes and stakeholder involvement throughout the evolution of the MKSM SRS.

All representations received during the consultation period were given careful consideration. The Secretary of State, after taking account of the responses from the Proposed Changes consultation, published the final MKSM SRS on 17th March 2005.

Copies of all the representations received are available for inspection by arrangement at the Government Office for the East Midlands (Tel 0115 9714726 or via email scp.goem@go-regions.gsi.gov.uk).

Copies of the MKSM SRS are available from the Stationary Office (Tel 0870 600 5522/email: book.orders@tso.co.uk) and on the ODPM, GOEM, GOSE, and GO-East websites: www.Odpm.gov.uk; www.go-em.gov.uk/planning; www.gose.gov.uk; www.go-east.gov.uk

1.2 Evolution of the MSKM Sub-Regional Strategy: Overview of Consultation Processes and Stakeholder Involvement

The MKSM Sub-Regional Strategy has been subject to various stages of public consultation and stakeholder engagement:

- **The preparation of Regional Planning Guidance (RPG) 8 (2002) and RPG 9 (2001).** RPG9 was published in March 2001 and recommended "an interregional study should be undertaken to consider the further development potential of the Milton Keynes sub-region", including Milton Keynes and large parts of Buckinghamshire, Bedfordshire and Northamptonshire.
- **This was followed by the Milton Keynes and South Midlands Study** (September 2002) and subsequent **Growth Area Assessments**, all of which were steered by a full range of stakeholders.
- Public consultation on the draft Sub-Regional

Strategy took place between July and October 2003, producing some 1,600 responses.

- There then followed a **Public Examination by an independent Panel**, who produced a Panel Report published in August 2004. Copies of the Panel Report were sent to all who participated in the Examination and made widely available on Government websites and through libraries throughout the sub-region. The Panel report was carefully considered by the First Secretary of State in publishing his Proposed Changes. The Proposed Changes revised consultation draft supported the majority of recommendations put forward in the Panel Report.
- The **consultation on the Secretary of State's Proposed Changes** ran from the 26 October 2004 and closed on the 23 December 2004, during which over 3000 copies of the document were distributed. The Secretary of State has carefully considered all 426 representations received.

1.3 Timeline

July 2003	Publication of the Consultation Draft SRS jointly by the 3 Regional Assemblies (East of England, East Midlands and South East of England) as responsible Regional Planning Bodies, and the start of the public consultation. Appointment of independent Panel to test in public the soundness of the proposed strategy.
Oct 2003	Consultation closes on Draft Sub Regional Strategy.
Jan 2004	Publication of draft Matters and list of Participants invited to the Examination in Public.
Mar/Apr 2004	Examination in Public to provide opportunity for discussion and testing in public the soundness of the draft strategy. The Examination was held over five weeks at three venues, Northampton, Milton Keynes and Luton. In total 130 participants were invited.
Aug 2004	Publication of the Panel Report.
Oct 2004	Secretary of State's Proposed Changes published for consultation(also technical annex of Schedule of Proposed Changes and reasons for change). Consultation ends 23 December with 426 representations made.
March 2005	Final MKSM Sub Regional Strategy published.

Section 2: Outcomes from Public Consultation on Secretary of State's Proposed Changes

2.1 Proposed Changes Consultation

In total, 426 representations were received making around 2,200 specific points. Over 60% of these comments were supportive, suggesting improvements to the document; 40% of comments objected to the Proposed Changes or raised concerns. A petition with 6,662 signatures was also received from 'STOP' campaign of Northamptonshire. In terms of the origin of representations, there was a proportionate split between a broad canvas of interested parties (Table 1). Virtually all organisations with a stake in the process submitted a representation, along with a significant number of private individuals. Comments were received on all sections of the MKSM SRS Proposed Changes document (and on the consequential changes to RSS8) as set out in Table 2.

Table 1 – Breakdown of Respondents

	Number of Respondents
Government Agencies and Regional Assemblies	24
Interest Groups and Associations	47
Local Authorities	31
Others	31
Parish Councils	60
Private Individuals	153
Private Sector	80
Total	426

Table 2 – Comments: by Section

	Number of Comments
General Comments	419
Foreword and Introduction	51
Part A – General	76
Part A – Section 1	416
Part A – Section 2	235
Part A – Section 3	102
Part B – General	10
Part B – East Of England	337
Part B – South East England	342
Part B – East Midlands	250
RSS8 Changes	24
Total	2262

2.2 Key Themes from the Representations

Many responses received could not be considered as they addressed issues outside the remit of the Secretary of State's Proposed Changes. A majority

(64%) of the representations were supportive, focusing on minor corrections and amendments for clarity, or made observations. 36% of the comments expressed reservations or concerns.

Growth Area Wide Issues

Key themes, with responses, are summarised below:

- Infrastructure linked to growth.** A recurring theme is that infrastructure needs to be provided early in development and that the commitment to infrastructure provision needs to be strengthened in the Strategy.

The response has been to provide greater clarification on the status of transport schemes across the Sub Region and strengthen the wording in the document on the need for infrastructure (e.g. paragraph 24).
- Cross boundary issues.** Representations sought scope to identify key areas for development that may lie outside the growth area.

In response the Strategy states that it will be for future reviews of Regional Spatial Strategy to deal with the areas adjoining the MKSM growth area.
- Strategic Policy 1 figures:** The Spatial Framework. Representations sought clarity of the figures for new dwellings.

Strategic Policy 1 has been simplified.
- Local accountability of delivery mechanisms.** Representations expressed concern over the need for local accountability of delivery mechanisms.

In response the Strategy contains references to further consultation, appraisal and guidance in the later stages of delivery, and clarifies the role of Local Development Documents. Local accountability is an important issue, which is being considered during the development of Local Delivery Vehicles.
- Phasing of growth.** Representations stated that the phasing of growth should be rescheduled pushing growth back to later years, highlighting that the first milestone is coming up for review, and the requirements of new planning legislation.

Although it may prove challenging for some areas to achieve the front-loaded first 5-year figure suggested in the Panel Report, the momentum for sustainable growth needs to be maintained.
- Economic growth.** Representations sought a stronger link between housing growth and economic growth.

Amendments have been made to enhance the link between housing and economic growth. In particular, the reference in paragraph 37 to the Oxford-Cambridge Arc initiative which aims to develop a knowledge-based internationally competitive sub-

region built upon the centres of research and development excellence at Oxford and Cambridge

- **Clarification of certain key transport projects.** Representations were received on the status and timing of certain strategic transport projects. *Tables have been updated to reflect the current position.*
- **Community Safety.** The police forces and others were keen to ensure that the importance of community safety as part of the development of sustainable communities was emphasised in the document. *Further references have now been made demonstrating that a key requirement in building sustainable communities is creating neighbourhoods which are designed to minimise crime and anti social behaviour.*
- **Monitoring.** Clarification has been sought on the role of the Annual Monitoring Report. *The wording of Strategic Policy 4 and the supporting text has been amended to provide clarity.*

Bedfordshire and Luton

- **Employment figures.** Representations suggested that the employment figures for Bedford and Luton should be amended to reflect increased housing provision and the further development of Luton Airport. *Adjustments have been made to reflect district level figures for Bedford and mid Bedfordshire and further clarity has been provided as to the purpose of the employment targets, and the timescale for any future review of the SRS figure for Bedford.*
- **Scale of employment growth.** Representations suggested that Growth Area Assessments had underestimated the economic growth potential of the **Luton/Dunstable/Houghton Regis** and **Leighton Linlade** growth area. *It is inappropriate to change the figures at this stage but that an early review of the figure for **Luton/Dunstable/Houghton Regis** and **Leighton Linlade** may be appropriate as part of the revision to Regional Spatial Strategy for the East of England.*
- **Regeneration, Green Belt review & landscape protection policies.** Representations focused on the need for the document to place more emphasis on regeneration and the role of the conurbation in delivering growth, and expressed anxiety about the possible consequences of a Green Belt review. *The Strategy has strengthened references to place greater emphasis on regeneration and the role of the conurbation in delivering growth. Also the extent of*

Green Belt Review is clarified and landscape protection policies are reinforced.

Milton Keynes/Aylesbury

- **Affordable housing targets.** Concern was expressed at the loss of affordable housing targets. *Affordable housing targets have been reinstated.*
- **East West rail.** Concern was expressed at a lack of funding for East West Rail. *A study will take place into East West Rail and the project is retained in the Strategy as under active consideration.*
- **Employment monitoring figures.** Respondents misinterpreted employment monitoring figures as targets that could constrain economic performance. *Textual amendments have been for clarity.*
- **Future direction of growth.** Several representations expressed concern about references to the Southern Distributor Road prescribing the future direction of growth. *References to the Southern Distributor Road have been deleted.*

Northamptonshire

- **Directions of growth.** Representations requested that directions of growth be reintroduced on the Spatial Diagram for Northampton. The directions for growth were previously removed from the diagram in the Proposed Changes following recommendation in the Panel Report. *The directions for growth are useful for informing joint working between local authorities and other stakeholders. They have been reintroduced for Northampton on the Spatial Diagram.*
- **Role of small towns.** Some respondents felt that the role of smaller towns like Burton Latimer and Desborough needed clarifying in terms of their contribution to sustainable growth. *A new paragraph has been inserted to explain the role of smaller towns in contributing to sustainable growth.*

Section 3: Summary of Additional Amendments

Policy/Paragraph	Further Change	Reasons for Further Change
Foreword	Several minor amendments made to improve clarity	Improve clarity of document following consultation of Proposed Changes
SECTION 1: THE SPATIAL FRAMEWORK		
Figure 1	Amendments have been made to the map to improve clarity	Response to Northants CC, East Midlands Regional assembly, CPRE Strategic Rail Authority and others
Para 8	Clarification of the status of growth area assessments	Response to the Commission for the Protection of Rural England and others
Para 14	Amendment to include wider infrastructure needs	Response to Sport England and others
Para 15	Addition of other employment opportunities	Response to Aylesbury Vale and others
Strategic Policy 1 The Spatial Framework	Simplification of the table and text	Response to Barton Wilmore and others
Para 18	Clarification relating to the potential for development adjacent to the growth area Daventry and Towcester added to text for clarification	Response to David Lock Associates, Daventry and others
Para 19–21	Clarification of figures and monitoring status of employment figures	Response to Economic Partnerships and others
Para 22	Minor reorganisation to improve the clarity of paragraph	Response to Northants CC and others
Para 24	More clarity on infrastructure issues	Response to Bucks CC and others
Para 25	Changed final bullet	Improve the clarity of the text
Para 29	Text expanded to provide context for any longer term consideration of East–West rail east of Bedford	Response to Bedfordshire County Council, the Strategic Rail Authority and others
Figure 2: Strategic Transport Infrastructure Priorities	Table changed to figure 2 from figure 1 to add clarification	In response to representations from members of the public to improve the flow of the document
Road and Rail schemes	The 'not under active consideration' status has been revised to 'for future consideration'	Response to many local authorities and individuals
Road and Rail schemes	The lead organisation for some schemes has been updated or corrected	Response from the Highways Agency and the Strategic Rail Authority
Road Schemes: A14 Kettering Bypass A45 Stanwick to Thrapston A428 A1 to Caxton	The timeline for delivery has been updated	Response to the Highways Agency
Rail Scheme: Midland Main Line to Corby	Entry changed to 'Kettering to Corby Passenger Rail' to provide clarity on scheme definition	Response to the Strategic Rail Authority
Footnote 1	A footnote has been added to explain the national and regional categorisation of motorway and trunk roads	Response to the Highways Agency

Policy/Paragraph	Further Change	Reasons for Further Change
Para 31 Bullet 6	Amendments to include a greater emphasis on designing out crime and the fear of crime	Response to Northamptonshire Police
Para33	Factual correction to the name of the oxford2cambridgearc	Response to oxford2cambridgearc
Para 35	Minor text changes and additional bullet to recognise the role of airport services in the economy	To clarify text and in response to Bedfordshire County Council and others
Para 37	Additions to emphasise the role of knowledge based industries in conjunction with the universities and the oxford2cambridgearc	Response to the regional development agencies and others
Para 41	Addition to make provision for footpaths, cycleways and bridlepaths	Response to the British Horse Society
Para 44	Changes to increase emphasis on collaboration of higher education institutions	Response to Milton Keynes Forum and others
Para 45	Additional note to clarify the role of the NHS	For clarification
Para 48	Text changes to clarify the increase of housing numbers in the growth area	Response to Daventry District Council
Para 52	Changes to include canals and the spaces in and around towns	Response to Environment and Quality of Life Sub Group and others
Para 53	Clarification on the role of the utility company and others in MKSM to include greater emphasis on water management issues	Response to the Environment Agency and others
Para 54	Minor changes to be more specific about waste water	Response to the Environment Agency
Para 55	Greater emphasis on joint working with stakeholders and utility providers to ensure local needs are met	Response to South East England Development Agency
Strategic Policy 3 Sustainable Communities	Minor changes to increase emphasis on water resource management, use of cycles, protecting and enhancing environmental and cultural assets, assimilation of urban extensions into the landscape, improved community safety and the use of renewable energy	Response to English Nature, Defra, Police, British Wind Energy Association and others
SECTION 3: EFFECTIVE DELIVERY		
Para 58	Amendment to the text to identify the need for an effective approach to developer contributions across the sub region	Response to the Environment and Quality of Life Sub Group and others, English Nature and others
Para 62	Deletion of any implied suggestion that LDV boundaries are likely to determine the need for a joint LDD	Response to East of England Regional Assembly and Bedfordshire County Council
Para 63	Clarification of the master planning approach, including recognition of the need to incorporate appropriate consultation and appraisal	Response to the Regional Development Agencies, Countryside Agency, Environment and Quality of Life Sub Group, and FoE

Policy/Paragraph	Further Change	Reasons for Further Change
Paras 69 and 70	Amendment of the commitment made to monitor and review the Sub-Regional Strategy as a single entity, emphasising the need for co-ordinated monitoring, but clarifying the process and explaining the circumstances in which a more flexible approach to future reviews might be appropriate	Response to the Regional Assemblies
Strategic Policy 4	Change to clarify that the results of joint monitoring will be reported by the Regional Assemblies in their respective Annual Monitoring Reports	Response to the South East Regional Assembly and others
STATEMENT FOR BEDFORDSHIRE AND LUTON		
Bedfordshire and Luton Policy 1	Correction to employment target for the Bedford growth area, and clarification that this figure derives from district level figures for Bedford and Mid Beds which will be open to review through the process for revising RSS in the East of England	Response to the East of England Development Agency, Bedfordshire County Council, Bedford Borough Council, Mid Beds District Council and others
Para 75	Minor change to last bullet, to reflect the scope for other green infrastructure initiatives besides the Marston Vale Community Forest to come forward, whilst emphasising the importance of the Forest	Response to the Green Infrastructure Consortium
Para 77	Change to clarify that further work will be required to identify any additional locations which will inform the decision on the need for a joint LDD	Response to Bedford Borough Council, Mid Beds District Council and CPRE
Para 83	Additional text referring to the need to take account of environmental and landscape considerations	Response to the Countryside Agency
Para 84	Additional text referring to the need to take account of further work in order to determine the distribution of growth between the Luton and South Beds growth locations	Response to the Countryside Agency and Regional Development Agencies
Bedfordshire and Luton Policy 2a	Clarification of the role of LDDs and their relationship to the Sub Regional Strategy; Clarification of the scope and extent of the Green Belt review; Deletion of the word 'attractive' to reflect the scope for areas of both degraded and attractive countryside to benefit from enhancement	Response to the Regional Development Agencies, South Beds District Council, Leighton Linlade Town Council and Hives Partnership Planning; Countryside Agency and South Bedfordshire District Council; Response to the Countryside Agency
Para 89	Clarification that the growth area housing figures include any contributions from adjoining districts	Response to the East of England Regional Assembly and South Beds District Council;

Policy/Paragraph	Further Change	Reasons for Further Change
Bedfordshire and Luton Policy 2 b	Recognition that the growth area employment figure is unlikely to be sufficient, and clarification that it derives from district level figures for Luton and South Beds which will be open to review through the process for revising RSS in the East of England	Response to the East of England Regional Assembly and the East of England Development Agency, Luton Borough Council, South Beds District Council, and others
Para 91	Inclusion of reference to the Bedfordshire and Luton Green Infrastructure Plan	Response to the Bedfordshire and Luton Green Infrastructure Consortium
Figure 3: Bedford/Kempston/Northern Marston Vale		
Bedford Western Bypass (southern section)	Timeline extended to reflect reality	
Figure 4: Luton/Dunstable/Houghton Regis		
Road and Rail schemes	The 'not under active consideration' status has been revised to 'for future consideration'	Response to many local authorities and individuals
STATEMENT FOR MILTON KEYNES AND AYLESBURY		
MK/Aylesbury Vale Policy 1 MK Growth Area	Reinstatement of affordable housing target clarification of employment monitoring figures	SEERA, MK Council and others
MK/Aylesbury Vale Policy 2 Aylesbury Vale	Reinstatement of affordable housing target clarification of employment monitoring figures	SEERA, Aylesbury Vale District and others
Para 114	Addition of green infrastructure and waste management	Bucks CC and others
Paras 106 and 116	All references to Southern Distributor Road deleted	Aylesbury Vale and others
Figure 5: Milton Keynes and Aylesbury		
Road and Rail schemes	The 'not under active consideration' status has been revised to 'for future consideration'	Response to many local authorities and individuals
Aylesbury Southern Distributor Road	Two sections of the scheme combined into one overall scheme, but no programming given	Response to Buckinghamshire County Council and Aylesbury Vale District Council
Aylesbury North Station	Station name simplified for clarification	Response to the Strategic Rail Authority
STATEMENT FOR NORTHAMPTONSHIRE		
Northamptonshire Policy 2	Minor changes to the text to reflect and enhance links to urban regeneration and sustainable development, provide clarification generally and on joint working Addition of a Policy Title	Response to representations from Northamptonshire Borough Council and others
Addition to Bullet 7 of Policy 2	Minor clarification	Response to the Countryside Agency and others
Addition to Bullet 12 of Policy 2	Clarification of the role of the Nene Valley Regional Park	Response to Campaign to Protect Rural England and others
Northamptonshire Policy 3	Addition of a Title and minor changes for clarity	Response to Northampton Borough Council, the Countryside Agency and others

Policy/Paragraph	Further Change	Reasons for Further Change
Corby, Kettering and Wellingborough. Para 122	Minor changes to reflect individuality of towns and differing roles	Response to Wellingborough and others
Northamptonshire Policy 4	Changes to reflect joint working approach in North Northants	Response to North Northants Joint Planning Unit and Others
Growth Locations Paragraph	Correction to the text around master planning and LDDS	Response to Gerald Eve and others
Transport Paragraph	Minor text corrections	To clarify text
Employment	Amendment of the text to emphasise monitoring and review of employment figures rather than target setting	Clarification in response to a number of representations
Sub Regional Centre and Rural Service Centres	Addition to title of smaller Towns to reflect additional paragraph to explain the role and contribution of smaller towns	Response to North Northants Local Delivery Vehicle and others
Addition of smaller towns paragraph	New paragraph to explain the role of the smaller towns in contributing to sustainable growth. Followed by some clarification as to how growth will be accommodated	Response to East Northants, Campaign to Protect Rural England and others
Rural Service Centres Para 125	Clarification on the approach to growth reinforcing the role of the town centre	Response to the CPRE and others
Para 126	Clarification on the role of the bypass	Response to South Northants District Council
Para 127	Removal of old para 127 relating to other rural service town centres as clarified in the above text	Clarification
Figures 6 and 8	Revised tables to reflect updated position and revisions to text	Response to representations from Catalyst Corby, the Highways Agency and others
Figure 6: Northampton Implementation Area		
Road and Rail schemes	The 'not under active consideration' status has been revised to 'for future consideration'	Response to many local authorities and individuals
Road Scheme: A45 Stanwick to Thrapston	Timeline updated	Response to Highways Agency
Figure 7: Corby/Kettering/Wellingborough Implementation area		
Road and Rail schemes	The 'not under active consideration' status has been revised to 'for future consideration'	Response to many local authorities and individuals
Road scheme: Rushden Town centre to A6 Link	Scheme removed from table as completed	
Road scheme: A14 Kettering Bypass	Timeline updated	Response to Highways Agency
Footnote 1	Footnote providing clarification on Corby station proposals	Response to Strategic Rail Authority
Figure 8: Connections beyond the Implementation area		
Road and Rail schemes	The 'not under active consideration' status has been revised to 'for future consideration'	Response to many local authorities and individuals

Other changes have been made for clarification or updating purposes

Appendix

Representations received in relation to the MKSM SRS, October 2004

Organisations

Ampthill Town Council	Hallam Land Management)	David Lock Associates Ltd (for Stamford Homes Ltd)
Arup (on behalf of Gallagher Estates Limited)	British Racing Drivers Club	David Lock Associates on behalf of O&H Properties)
Aspley Guise Parish Council	British Waterways	Deanshanger Parish Council
Aston Abbotts Parish Council	British Wind Energy Association	Dechert LLP (on behalf of The Crown Estate)
Aylesbury and District Access for All	Buckingham Town Council	Development Land & Planning Consultants Ltd (on behalf of Taylor Woodrow)
Aylesbury Development Education Centre	Buckinghamshire County Council	Development Land & Planning Consultants Ltd (on behalf of Bellway Homes)
Aylesbury Town Council	Buckinghamshire Economic Partnership	Development Land and Planning Consultants Ltd (on behalf of Countryside Properties PLC)
Aylesbury Vale District Council	Bury Nurseries	Development Land and Planning Consultants Ltd (on behalf of Hallam Land)
Aylesbury Vale Local Delivery Vehicle-Delivery 2031	Byfield Parish Council	Development Planning Partnership (on behalf of Taylor Woodrow Development Limited)
Barton Willmore Partnership (on behalf of Southfields Property Company Ltd)	Caddington Parish Council	DP9 Planning Consultants
Barton Willmore Planning (on behalf of Aylesbury College)	Campaign to Protect Rural England	Drivers Jonas
Barton Willmore Planning (on behalf of Watermead Homes Ltd)	Catalyst Corby	Drivers Jonas (on behalf of Universities Superannuation Scheme Ltd)
Barton-le-Clay Parish Council	Chalton Parish Council	DTZ Pieda Consulting (on behalf of Hermes & Prudential)
Bedford Borough Council and Elstow Parish Council	Charles Planning (on behalf of Croudace Limited)	Dunstable & District Chamber of Trade
Bedford Commuters Association	Chilterns Conservation Board	East Anglian Waterways Association
Bedfordshire & Luton Economic Development Partnership	Cluttons (on behalf of the Boughton Estates)	East Midlands Museums, Libraries and Archives Council
Bedfordshire and Luton Green Infrastructure Consortium	Collyweston Parish Council	East Midlands Regional Assembly
Bedfordshire Association of Town & Parish Councils	Corby Landowners Group	East Midlands Regional Group of CRPE
Bedfordshire County Council	Coventry, Solihull and Warwickshire Sub Regional Forum	East Northamptonshire Council
Bedfordshire Railway & Transport Association	Cranford Parish Council	East of England Regional Assembly
Bedfordshire Rural Affairs Forum (BRAf)	CPRE – West Midlands	East West Rail Consortium
Berkeley Community Villages	Culture East Midlands	Easton on the Hill Parish Council
Bilington Parish Council	Culture South East	EEDA, EMDA & SEEDA
Bloor Homes	Cyclists Touring Club	Emberton Parish Council
Borough Council of Wellingborough	Dacorum Borough Council	English Heritage
Boyer Planning Ltd (on behalf of David Wilson Homes)	Daventry District Council	English Nature
Bozeat Parish Council	Daventry Villages Together (DVT)	
Brian Barber Associates (on behalf of	David Lock Associates (for Westbury Homes Ltd)	
	David Lock Associates (on behalf of Dunlin Ltd)	
	David Lock Associates (on behalf of O&H Properties Ltd)	
	David Lock Associates (on behalf of Rugby Radio Station Ltd Partnership)	
	David Lock Associates (on behalf of Trenport Investments Ltd)	

English Partnerships	Land & Property Partnership (on behalf of The Waddeson Estate, Historic Hotels & The National Trust)	behalf Danetree Consortium)
Environment & Quality of Life Group		National Energy Foundation
Environment Agency	Leicestershire County Council	National Farmers Union
Explore Northamptonshire	Leighton Buzzard Railway	National Housing Federation
Faulkners Surveyors	Leighton-Linslade Town Council	Nene Flood Prevention Alliance
Felmersham and Radwell, Staploe, Moggerhanger, Everton, Cardington & Roxton	Little Staughton Parish Council	Network Rail
Forest of Marston Vale	Living East	Newton Longville Parish Council
FPD Savills (on behalf of Legal & General Assurance Society Ltd)	London Luton Airport Consultative Committee	North Bucks Parishes Planning Consortium
FPD Savills (on behalf of the South East Milton Keynes Consortium)	London Luton Airport Operations Ltd	North Hertfordshire District Council
Friends of the Earth – Aylesbury Vale	London Luton Airport Town & Village Communities Committee	North Northamptonshire Joint Planning Unit
Friends of the Earth England	Luton Airport Noise Action Group	Northampton Borough Council
Friends of the Earth – Northamptonshire	Luton and District Association for the Control of Aircraft Noise (LADACAN)	Northampton Local Strategic Partnership
GeraldEve (on behalf of Bee Bee Developments Ltd)	Luton Borough Council	Northamptonshire ACRE (Action with Communities in Rural England)
Groundwork UK	Maids Moreton Conservation Group	Northamptonshire Chamber of Commerce
Harborough District Council	Member of Parliament for Kettering – Phil Sawford MP	Northamptonshire County Council
Hardwick Parish Council	Member of Parliament for Buckingham – John Bercow MP	Northamptonshire Environmental Forum
Harpenden Town Council	Meredith Hardy Farms	Northamptonshire Police
Henlow Parish Council	Mid Bedfordshire District Council	Norton Parish Council
Hertfordshire County Council	Mid Beds Parish Councils Planning Consortium	Offley Parish Council
Highways Agency	Mid Beds Parish Councils Planning Consortium	Oxford2Cambridge Arc
Hinckley and Bosworth Borough Council	Mid Northamptonshire Parishes 2001	Parish Council of Brafield on the Green Northamptonshire
Hives Partnership Planning (On behalf of Arnold White Ltd)	Milton Keynes & South Midlands Health and Social Care Sub Group	PAVAN-Protect Aylesbury Vale Against Noise
Houghton Regis Town Council	Milton Keynes Council	Pegasus Planning Group (on behalf of Brackley North Consortium)
Hulcote & Salford Parish Council	Milton Keynes Economy and Learning Partnership	Pegasus Planning Group (on behalf of Ensign Group Ltd)
Ivinghoe Parish Council	Milton Keynes Forum	Pegasus Planning Group (on behalf of Genesis Holdings Ltd)
J & J Design	Milton Keynes Local Strategic Partnership	Pegasus Planning Group (on behalf of North Luton Consortium)
J B Planning Associates Ltd (on behalf of Kier Land Ltd)	Milton Keynes Partnership	Pegasus Planning Group (on behalf of RMC Group)
J B Planning Associates Ltd (on behalf of The Fairfield Partnership)	Milton Malsor Parish Council	Pegasus Planning Group (on behalf of Taylor Woodrow)
Kettering Borough Council	Moulton Parish Council	Philips Planning Services Ltd
Kettering Chamber of Trade & Commerce	Nathaniel Lichfield & Partners (on behalf of Bee Bee Developments Ltd)	
Kings Walden Parish Council	Nathaniel Lichfield and Partners (on	

Rail Passengers Committee	Support Aylesbury Vale's Environment (SAVE)	Whipsnade Parish Council
Regeneration East Midlands	Surrey County Council	Wilbarston Parish Council
Rockingham Castle Estate	Terence O'Rourke	Wilbraham Associates Limited (on behalf of Burghley House Preservation Trust)
Rothwell Town Council	Terrance O'Rourke (on behalf of Bloor Homes)	Wilbraham Associates Ltd (on behalf of Deejak Properties Ltd)
RPS (on behalf of Fairview New Homes Ltd)	Thames Water	William H Brown
RPS (on behalf of Old Road Securities)	The Barton Willmore Planning Partnership – Reading (on behalf of the Dallington Grange Consortium)	Willington Parish Council
RPS (on behalf of Unilever Plc and Arlington Securities Ltd)	The Barton Willmore Planning Partnership (on behalf of Taylor Woodrow Devs & Ashfield Land Ltd)	Woburn Sands & District Society
RPS Planning & Environment (on behalf of Connolly Homes PLC)	The British Horse Society	Woburn Sands Town Council
RSPB	The Buckingham Society	Wood Frampton (on behalf of Gallagher Estates Ltd & Taylor Woodrow Developments Ltd)
Rugby Borough Council	The Countryside Agency	Woolf Bond Planning (on behalf of Messrs Martin Grant Homes (UK) Ltd & Harcourt Developments Ltd)
Rutland County Council	The Greensand Trust	Wootton Parish Council
School Plightle	The Harpenden Society	Wotton Underwood Village Meeting
Sequence	The Leighton Buzzard Society	Wycombe District Council
Sharnbrook Parish Council	The Maulden Parish Council	
Slapton Parish Council	The Rail Estate Consultancy Limited	
Smith Stuart Reynolds (on behalf of AXA Reim, Land Improvement Holdings and Old Road Securities)	The Wedndover Society	
Smith Stuart Reynolds (on behalf of Taylor Woodrow Developments)	The Woodland Trust	
South Bedfordshire District Council	Thornborough Parish Council	
South Bedfordshire Local Strategic Partnership	Totternhoe Parish Council	
South East England Regional Assembly	Town and County Planning Association	
South Northamptonshire Council	Transport 2000 – Cambridge & West Suffolk Branch	
Sport England	Tring & District Residents' Association	
St Albans District Council	Tring Town Council	
Stagsden Parish Council	Universities for Milton Keynes	
Stanion Parish Council	University of Buckingham	
Star Planning and Development	Warwickshire County Council	
Stoke Mandeville Parish Council	Waterstock Parish Meeting	
Stoneleigh Planning	WebbPaton Rural & Commercial Valuers	
Stony Stratford Town Council	Wellingborough Partnership	
STOP	West Midlands Regional Assembly	
Strategic Rail Authority	Weston Turville Parish Council	
Streatley Parish Council	Whaddon Parish Council	
Sundon Parish Council		

Members of Public

Mrs B. Adams
Mr J. Alderson
Mr S. Aldhouse
Mr David Allard
Mr Peter Allen
A.R. Ardley
Mr G. Armstrong
Mrs F.V. Ashley
Mrs V. Atkins
Mr K.W. Baker
Mr Simon Barrington
Mr & Mrs E.H. Bates
Mr C.F. Beaton
Miss Florence Beck
Mrs Pauline Betts-Allen
Dr Timothy Birkinshaw
Mr D.J. Bourtin
Mr Mark Braithwaite

Dr A.E. Brewer	Mr J. Hames	Mr Chris Meadows
Mrs C. Bryant	Ms Celia Hamilton	Mr H. Mennie
Miss S.M. Burden	Mr Alan Hardy	Mr J. Middleton
Mr Lawrence Burns	A. Hare	Mr Miller
Mr P.G. Carder	Mrs Angie Harrison	Mr Alex Moody
Mr Ben Chamberlain	Mr John Harrison	Mr Barry J.C. Moore
Mr S Chappell	Mr R.H. Hartley	Mr & Mrs Moran
Mr & Mrs P. Clarke	Mr Peter Hatswell	Mr Brian Moreton
Ms Ann Collett-White	Mr Alan Hedges	Mr D.C. Moss
Ms C. Cousins	Mr & Mrs M.P. Hewitt	Mr & Mrs P.J. Mullinder
Miss Rosemary Cox	Mr John Holderness	Mr Godfrey Nall
Dr Gillian Craig	Mr & Mrs K. Hollows	A.C. Neal
Mrs Alice Crampin	Mrs M.A. Honour	Mr M. Newman
Mr John Cridland	Mr A.G. Hume	Mr L. Pain
Mr A.D. Crowhurst	Mr Nigel J. Hyre	Mr M.R. Parker
Mr R. Currell	Mrs Helen Hyre	Mrs Ursula Passmore
Mr Colin Davidson	Mr Jonathan Ireland	Mrs S. Philips
Mr Grainger Davies	Mr & Mrs M. & J. James	Mr G.L. Philips
Mr & Mrs J. Davis	Mr Mark Jefferys	Mr & Mrs Philips
Mr J Deaves	Mr P.D. Jenkins	Blaine Price
Ms M. Dickinson	Ms Jasmine Jenkins	Dr Linda Price
Mr P. Diver	Mrs E.K. Kennedy	Mr I. Pritchard
Mrs B. Dye	Ms Judith Knight	Mr Philip Pugh
Ms M.A. Evans	Ms Laura Latham	Mr A. Quenet
Mr Steve Farris	Mr Bob Lawson	Mr David Rankin
Mr S. Fox	Mr & Mrs G. Leadbeater	Mr G.A Reading
Mr & Mrs H. Francis	Dr S. Leadbeater	Mr & Mrs A. Redman
Mrs J. Gardner	Mr J.L. Lean	Mr Tom Rhys-Davies
Mr M. Garrett	Ms Bronwem Lee	Mr M. Rickson
Mrs J. Gascoigne	Mrs Patricia Lightfoot	Me P. Robinson
M.K. Gibson	Mr & Mrs B. Lilley	Dr P.A. Roby
Mrs Barbara B. Ginn	Mr D.K. Maini	Ms K. Russell
Mr John H. Goate	Mr Henry Manisty	Ms Schiffer
Mr R.A. Gorringe	Mr C.W. Mann	Mrs S. Schneider
Mr D.P. Gray	Mrs S. Manning	Mrs F. Scott
Mr & Mrs A. Gray	Ms G. Maskers	Me Jean Selincourt
Dr & Mrs Richard Greenough	H. Maughan	Mrs Monica Short
Mr E. Grygiel	Mr M.J. McMurdo	Mr M.V. Sibley

Mr John Simmons
Mr Robert Smart
Me Martin Smith
Ms A. South
Mr R.B. Terry
Ms F. Thornton
Mrs A. Tilling
Mr M.C. Tolman
Me Frazer Tuffnell
Mrs Valerie Twiss
Mr A. Vaughan
Mr Ben Waine
Mr A. Watts
Mrs Rachel L. Webb
Mr Tim Welch
Ms Pauline Welsh
Mr P. Weston
Mr John Williams

Late Representations received

Organisations

Bedfordshire Local Strategic Forum
Chamber Business
The Chiltern Society
Corby Borough Council
Earls Barton Parish Council
East Midlands Transport Activists
Roundtable/Cyclist Touring Club
EM Media
Kilsby Parish Council
Arnold White Estates Ltd

Members of Public

Mr T Browne
Mr J Harrison
Mr C Johnson
Mrs I J King
Ms R Malleson
Mr F Osborne
Cllr John Padwick
Mr M Thorne
Mr W J Whitehead
Mr A Williams

