

Comment Receipt

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Question 1

The Woburn Sands Conservation Area Review (Consultation Draft) is easy to read and clearly explains the special architectural and historic character and appearance of the village	Agree
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Please tell us if there were any parts of the document that you found difficult to follow, or where more explanation is required

The document is informative and entertaining, and the links to other documents are appreciated. Overall it should be very useful when responding to applications for development within Woburn Sands, in particular to inappropriate development there.

Question 2

Woburn Sands is a place of special character and appearance and it should remain a conservation area	Agree
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Question 3

The Woburn Sands Conservation Area Review (Consultation Draft) is thorough and I have no further observations to raise	Disagree
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Please use this section to draw our attention to any matter or opportunities relating to the conservation area that you think we have overlooked or which are not dealt with by answering the other questions

It is thorough but we have further observations to make. (See after the later questions, where it is probably more appropriate that these observations are positioned.)

Question 4

The 'General Context' section adequately summarises the town and the area around it Agree

If there are historic factors that have influenced the town's development, or which do so today, that have not been included in the text please tell us

1.8 We strongly suspect that the school referred to here is Fulbrook Middle School. However, mention could also be made of Swallowfield Lower School, which is also officially in Bedfordshire.

1.10 Mention of the ever-expanding Nampk development could be made. This will affect the shape and size of Woburn Sands profoundly (see 1.19).

1.13 It is Junction 13, not 14, to the east of Aspley Guise. The final sentence might better begin 'The railway station in Woburn Sands gives access

1.22 We are not clear what is really meant by the second half of the third sentence here (...but for the most part the town now turns its back on its rural setting.)

1.45 We believe that only the Bedford to Bletchley stretch was opened in 1846. The link to Oxford was opened in 1851, and the link to Cambridge not until 1862.

1.46/47 There is more information in the 'Oxford to Cambridge Railway, Volume 2, Bletchley to Cambridge', (1993), Bill Simpson, Oxford Publishing Company. To support the growth of the area, a goods depot and several sidings were built for freight at Woburn Sands railway station, e.g. for the brickworks, for the Woburn Sands and Aspley Guise gas company and for the transport and storage of coal. Later on, in the early years of the 20th century, the sidings were also used for the transport and storage of timber and also of livestock.

1.58 We are not exactly sure what is meant by the couple of phrases at the end of this paragraph.

Question 5

The 'Definition of Special Interest' section is an accurate summary of the town's distinctive qualities Agree

Please tell us if you think that there are important aspects of the town's character or appearance missing from the definition

The last paragraph of the 'Definition of Special Interest for Woburn Sands Conservation Area' could mention that the boundary of the Aspley Heath conservation area butts on to the Woburn Sands conservation area along Hardwick Road.

Question 6

The character areas illustrated on Map 5 'Woburn Sands Conservation Area: Location of Principal Buildings and Features' accurately show areas of the town that differ in terms of their character and appearance Agree

Question 7

All the key buildings, significant views and other features that contribute to the special character of the town have been identified in the review Disagree

Please tell us if you think any important buildings or features have been overlooked; this may include individual buildings or features such as walls and railings

2.46 It would surely be relevant to mention that Shelton House has been commercial premises for many years -- though we are unsure exactly for how long.

2.47 Should this list be headed 'Other notable buildings and structures in the conservation area', to distinguish them from those mentioned in the beginning of paragraph 2.53, which are in Woburn Sands but are not in the conservation area? Note also that the Methodist Chapel features twice.

Question 8

The Council has correctly identified the role of trees and green spaces and their contribution to the character of the conservation area Agree

Question 9

The conservation area boundary should be amended to include the extensions show in Map 7 'Proposed Amendments to the Woburn Sands Conservation Area Boundary'. Agree

If you disagree please tell us which areas should not be included and why. Are there any areas you would like to see included which the council has not shown on Map 7?

Consideration should be given to extending the boundaries of the conservation area to include the eastern end of the grounds of Shelton Court (but probably not Shelton Court itself). These grounds contribute significantly to the wooded and green character of the centre of Woburn Sands. They provide a background to Shelton House and to the Ellen Pettit Memorial Hall, and they would be a natural extension of the current conservation area.

We appreciate that considerable harm has been done to the appearance of The Leys but we would suggest that the terrace be retained in the Conservation Area. However, we feel that all is not lost. It might help if there was some plan or guidance from the Borough Council to help rescue the situation. For example, could there be some scheme to tidy up the wires on the outside of the buildings, perhaps with a view to attracting grants from the electrical and telephone utilities?

Question 10

An Article 4(2) direction should be put in place to help protect the character of the conservation area Agree

If you disagree, please tell us why

On balance. However, clearly this could be a sensitive issue.

Question 11

The 'Management Proposals' section provides a sound basis for guiding new development in Woburn Sands conservation area. Agree