

**Site Allocations DPD – Consultation  
on the Site Assessment Criteria**

**Central Bedfordshire (North)**

**Full Report**

**October 2009**

## Table of contents

<b>Introduction</b> .....	3
<b>Method</b> .....	3
<b>Responses</b> .....	3
<b>Respondents' profile</b> .....	4
<b>Results</b> .....	6
Did you respond to the previous "talktomidbeds" consultation?.....	6
Ranking of criteria to select appropriate sites for housing development. ....	7
Other criteria specified.....	11

## Table of appendices

<b>Appendix 1: Questionnaire</b> .....	12
<b>Appendix 2: Data tables</b> .....	14
<b>Appendix 3: Verbatim comments</b> .....	28

## **Introduction**

In September 2009 a survey was undertaken to gauge opinion on how to choose the most appropriate sites for housing development in the northern (former Mid Bedfordshire) part of Central Bedfordshire. The Council is required to allocate sites to create a further 5,000 homes by 2026 in this area.

### Previous consultation

In 2008, 443 potential sites in the north of Central Bedfordshire (former Mid Beds area) were consulted on for possible housing and employment development.

12,186 responses were received to this consultation overall, through feedback on a designated website, responses at exhibitions, survey responses, petitions, email representations, letters and reports.

### Key issues arising from the 2008 site consultations

- development within the Green Belt should be avoided
- development on floodplains should be avoided
- adverse effect on roads
- inadequacy of local services, facilities and infrastructure to cope with more development
- the potential to negatively affect the rural character of the district

### Current consultation

The current consultation asked for members of the public to indicate in order of priority which criteria they considered to be important in the selection of sites.

### What will happen next?

The information from this recent consultation will be used to devise appropriate criteria for selecting sites. The chosen sites will then be subject to further consultation in early 2010.

## **Method**

A self completion questionnaire was made available on the Central Bedfordshire Council website and paper copies of the questionnaire were made available at Customer Service Centres and libraries.

Furthermore, 633 members of the Councils citizens panel who live in the area were also invited to give their views.

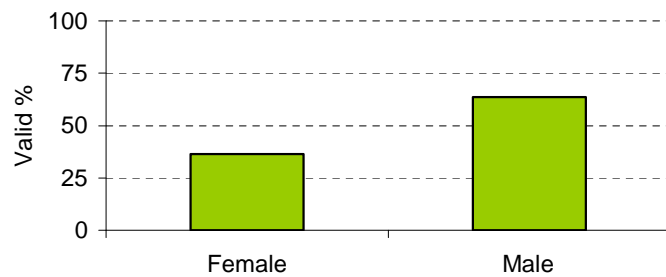
The core part of the questionnaire asked respondents to rank criteria they considered most important for consideration in the selection of new sites for housing development.

## **Responses**

There were 331 valid responses survey (a response is classified as valid if the core question is answered).

## Respondents' profile

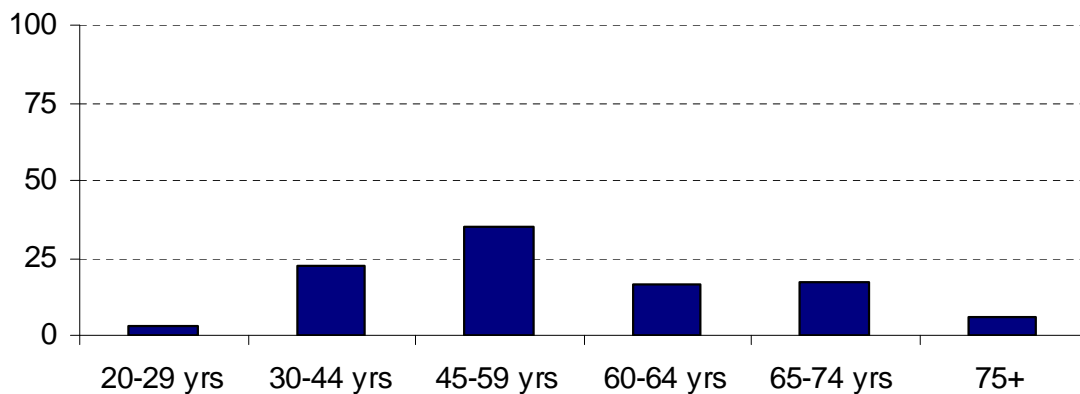
### Gender



Around two-thirds of the respondents to the consultation were **male** (64%).

Male respondents were over represented in this consultation in comparison to the demographic make up of the northern part of Central Bedfordshire (males account for 50% of the population).

### Age



The largest proportion of respondents were aged between **45-59 years old** (35%), followed by the **30-44 year olds** (22%).

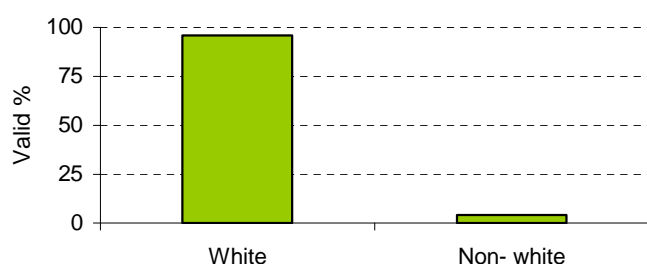
Responses to this consultation were largely unrepresentative of the age structure of the area.

The table below shows the age structure of the north Central Bedfordshire according to the 2001 Census data, in comparison to the age structure of respondents to this consultation, highlighting the difference.

	Under 16	20-29	30-44	45-59	60-64	65-74	75+
Age structure for north Central Bedfordshire (2001 Census)	1	11	25	20	5	7	6
Consultation response	0	3	22	35	16	17	6
Difference	-1	-8	-3	15	11	10	0

Younger respondents (under 45s) were under represented in this consultation, whereas older respondents (over 45s) were considerably over-represented.

## Ethnicity



Almost all of the respondents described their ethnic background as **white** (96%). This is consistent with the ethnic make-up of the northern area of Central Bedfordshire (95% white)

## Type of respondent

	Count	Valid %
Resident	256	80
Agent on behalf of a developer/individual/organisation	21	7
Town/Parish Council	11	3
Other (please specify)	10	3
Voluntary organisation	9	3
Site owner	8	2
Developer	3	1
Local business	3	1

**Residents** accounted for the largest proportion of respondents (80%).

10 respondents specified other organisations or groups they were responding on behalf of. These are provided in verbatim below.

*Ampthill Allotments Association*  
*Bedfordshire Police Authority*  
*Campaign to Protect Rural England (CPRE)*  
*Central Beds Councillor*  
*Chair of Revamp - responsible for the Ampthill Town Plan*  
*Marston Vale Trust - Environmental Charity*  
*Natural England*  
*Resident's association*  
*Sport England*  
*Statutory AONB Conservation Board*

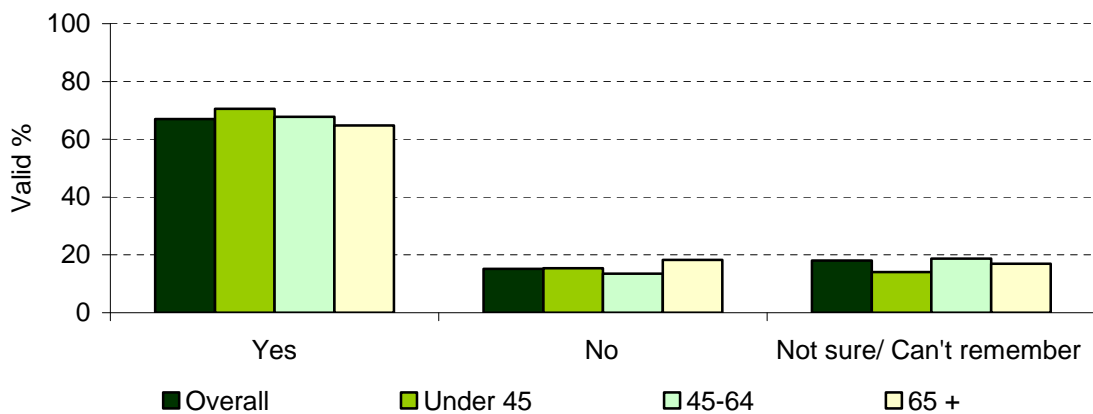
## Results

Responses have been analysed overall, and by respondents' age (under 45, 45-64 year olds and 65 and over).

Where results are provided as a valid percentage, this is based on the number of people that responded to that question with a valid answer.

Full data tables are provided in Appendix 3.

### Did you respond to the previous “talktomidbeds” consultation?



Just over two-thirds of respondents overall said they had responded to the previous “talktomidbeds” consultation.

Under 45 year olds were slightly more likely to have responded to this consultation (71%), compared to 45-64 year olds (68%) and 65 and over's (65%).

## Ranking of criteria to select appropriate sites for housing development.

Respondents were asked to rank in terms of importance, items from a list of 13 criteria for selection sites for housing development.

Items ranked as **1 were considered to be the most important criteria**, and items ranked **13 were considered to be the least**.

**Mean score** = Respondents were asked to rank each items from 1-13. The mean score is an average of the rankings for each item. In this report the lower the mean score the more the item is considered as an important criteria.

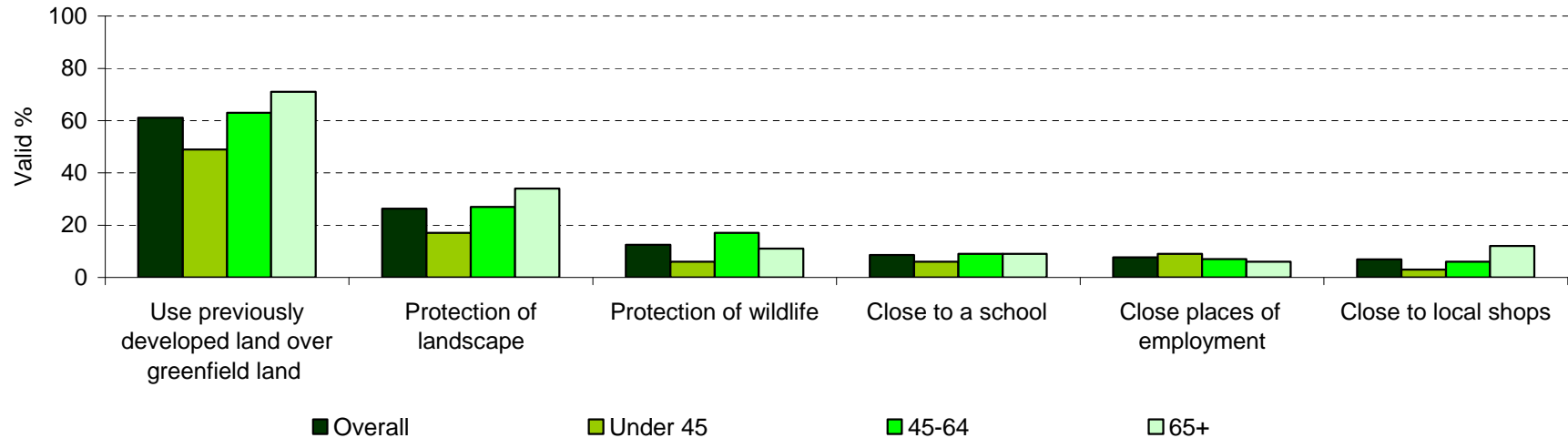
Although mean scores gives a good indication of the overall opinion it does not indicate the distribution of the responses. The same mean score can be achieved with more than one distribution of answers. Looking at the results by rank order allows us to see if there is extreme polarisation of views.

	Rated 1st		Order by those that rated 1st	Rated 2nd		Rated 3rd		Mean score	Mean score order
	Count	%		Count	%	Count	%		
Use previously developed land over greenfield land	185	61	1	13	4	17	6	3.65	1
Protection of landscape	85	26	2	76	24	25	8	4.66	2
Protection of wildlife	39	12	3	46	15	62	20	5.75	5
Close to a school	26	9	4	36	12	32	11	5.51	3
Close places of employment	23	8	5	24	8	33	11	6.24	7
Close to local shops	21	7	6	34	11	38	13	5.69	4
Close to town centre	19	6	7	15	5	28	9	6.98	9
Close to major roads / networks	15	5	8	22	7	18	6	7.68	11
Close to bus service/ bus stop	14	5	9	28	9	23	8	5.88	6
Close to health centre/ GP surgery	14	5	10	14	5	27	9	6.45	8
Close to playing fields, parks and open spaces	10	3	11	16	5	15	5	7.82	12
Close to train station	9	3	12	13	4	18	6	7.41	10
Close to indoor sports/ leisure centres	4	1	13	5	2	2	1	9.89	13

Regardless of the measure of analysis used, to **use previously developed land over greenfield land** emerged as the most important criterion for respondents. **Protection of landscape** emerged as the second most important criterion for respondents overall in both measures of analysis.

The next four items ranked most important by respondents were **protection of wildlife, close to a school, close places of employment, close to local shops**. Although the order of these criteria vary depending of the measure of analysis used, they remain firmly within the 3rd – 6th most important aspects.

The graph below shows the top 5 ranked criteria (rated as 1, most important).



**Using previously developed land over greenfield land** was unanimously ranked as the most important criteria to consider in the selection of appropriate sites for housing development. Just under two-thirds of respondents overall rated this aspect as the most important criteria.

Older respondents were more likely to consider this aspect as an important criterion compared to younger respondents (71% of 65+, 63% of 45-64s and 49% of under 45s).

**Protection of landscape** was more of an issue for older respondents (34% of 65+ rated this as 1), and less of an issue for younger respondents (27% of 45-64s and 17% of under 45s rated this as 1).

**Protection of wildlife** was rated more important by 45-64 year olds (17%) compared to 11% of those age 65 and over, and only 6% of under 45s.

Looking closer at responses, the tables below show the top 5 ranked items by **age group**.

<b>Top 5 criteria for Under 45s</b>	Rated 1 <sup>st</sup> (%)	Mean Score
Use previously developed land over greenfield land	49	4.73
Protection of landscape	17	5.51
Close places of employment	9	5.69
Protection of wildlife	6	6.03
Close to a school	6	6.21

<b>Top 5 criteria for 45-64</b>	Rated 1 <sup>st</sup> (%)	Mean Score
Use previously developed land over greenfield land	63	3.31
Protection of landscape	27	4.64
Close to a school	9	5.50
Protection of wildlife	17	5.61
Close to local shops	6	5.66

<b>Top 5 criteria for 65 and over</b>	Rated 1 <sup>st</sup> (%)	Mean
Use previously developed land over greenfield land	71	3.34
Protection of landscape	34	4.13
Close to local shops	12	4.73
Close to bus service/ bus stop	9	4.87
Close to a school	9	4.99

The top 5 ranked criteria were largely consistent across each of the age groups, and with those overall. This was with the exception of:

- **Under 45s** said sites to be **close to places of employment** was more important, and
- **65 and over** groups said **proximity of sites to bus service/ bus stop** was more important

There was also some variation in the order of importance for ranked criteria.

The criteria ranked in the top 2 were consistent across each of the age groups (**use previously developed land over greenfield land** and **protection of landscape**).

There was variation across each age group on the criteria that emerged as 3<sup>rd</sup> most important:

- Under 45 - close to places of employment
- 45-64 - proximity to a school,
- 65 and over - close to local shops

**Protection of wildlife** was ranked 4<sup>th</sup> in terms of importance for under 45s and 45-64 year olds, however was not ranked in the top 5 for the 65 and over age group.

The 65 and over group ranked **close to bus service/ bus stop** as their 4<sup>th</sup> most important criteria.

The tables below show the top 5 ranked items by **gender**.

<b>Top 5 criteria for Males</b>	Rated 1 <sup>st</sup> (%)	Mean
Use previously developed land over greenfield land	59	3.74
Protection of landscape	27	4.80
Close to local shops	7	5.56
Close to a school	8	5.59
Close to bus service/ bus stop	5	5.83

<b>Top 5 criteria for Females</b>	Rated 1 <sup>st</sup> (%)	Mean
Use previously developed land over greenfield land	65	3.40
Protection of landscape	26	4.34
Protection of wildlife	8	5.35
Close to a school	7	5.53
Close to bus service/ bus stop	4	5.98

There was little difference in the top 5 criteria by gender, the only differences being:

- **Male** respondents said sites to be **close to local shops** was important (this did not appear in the top 5 items ranked by females)
- **Female** respondents said **protection of wildlife** was important (this did not appear in the top 5 items ranked by Males)

## Other criteria specified

Respondents were able to specify additional criteria they felt was important for consideration in the selection of new sites for housing development, that was not covered in the items listed.

186 respondents specified other criteria. These comments have been grouped into common themes and are provided in the table below. Verbatim comments are provided in Appendix 3.

	Count	%
Road usage, traffic concerns- adequate parking, safety, provisions for cyclists and pedestrians	48	15
Avoid damage to character of existing settlement/ identity/ history of area	42	13
Improve local infrastructure/ development to enhance i.e. shops, facilities to cope with more development	34	10
Avoid development on agricultural land/ conservation areas/ greenbelts	29	9
Avoid development on playing fields/ sports facilities- adequate provisions for play, park and community facilities to be made	16	5
Only build new homes where needed/ don't over crowd areas	15	5
Energy efficient/ consideration to limiting carbon emissions	13	4
Proximity of schools and ability to cope with additional capacity	9	3
Proximity to and capacity of emergency services i.e. fire, police, health services	8	2
Avoid development on flood plains	8	2
Reference made to specific site/ area	8	2
Impact on utility provision i.e. water, drainage, gas, electricity, internet	7	2
New development to relate to existing communities/ close to existing housing	7	2
Affordable housing	6	2
Site to provide range of housing i.e. with gardens, eco houses	6	2
Develop on brown field sites	5	2
Minimise disruption to existing population/ consider impact on existing communities	4	1
Protect existing housing	4	1
To reflect priorities in Town Plan/ residents preferences on growth	4	1
Other	4	1

The most popular issue respondents specified should be considered in the selection of sites was the **impact of road usage/ traffic concerns** (15%, 48 comments).

**Avoiding damage to the character of existing settlement** was also a popular aspect specified (13%, 42 comments).

The top 4 areas of other criteria highlighted by respondents were consistent with those that emerged from the previous consultation.



### Site Allocations DPD - Site Assessment Criteria

Central Bedfordshire Council is preparing a Site Allocations Development Plan Document to allocate sites to create a further 5,000 homes by 2026 in the northern (former Mid Bedfordshire) part of the district. Residents were asked to comment on over 440 potential sites during the "talktomidbeds" consultation last year. Only a small proportion of these sites will eventually be allocated and the Council is now considering how to select the best sites for development.

Some issues, such as development in the Green Belt or the Flood Plain, are already set out in Government guidance. There are other issues where we have more discretion and we are seeking your views to find out what local priorities are. You could also suggest other criteria which you think may have been left out.

Please give us your views by completing this short questionnaire by **Wednesday 23rd September 2009**.

After this consultation the criteria will be finalised and used to select the most appropriate sites. These sites will then be subject to consultation early next year.

**Q1** Did you respond to the previous "talktomidbeds" consultation on potential Site Allocations in 2008?  
 Yes                       No                       Not sure/ Can't remember

**Q2** The following criteria will help to select appropriate sites for housing development. Please tell us how important you think each of the following are.

Please rank each of the criterion in order of importance, with 1 being the most important and 13 being the least important.

*For example:*

Use previously developed land over greenfield land (land which is or was occupied by a permanent structure)	13
Close to a school	1
Close to town centre	3
Close to local shops	8
Close to health centre/ GP surgery	5
Protection of landscape	10

Use previously developed land over greenfield land (land which is or was occupied by a permanent structure) .....	<input type="text"/>
Close to a school .....	<input type="text"/>
Close to town centre .....	<input type="text"/>
Close to local shops.....	<input type="text"/>
Close to health centre/ GP surgery .....	<input type="text"/>
Protection of landscape .....	<input type="text"/>
Protection of wildlife .....	<input type="text"/>
Close to playing fields, parks and open spaces.....	<input type="text"/>
Close to indoor sports/ leisure centres .....	<input type="text"/>
Close to bus service/ bus stop .....	<input type="text"/>
Close to train station .....	<input type="text"/>
Close places of employment.....	<input type="text"/>
Close to major roads / networks (e.g "A" roads within Central Bedfordshire).....	<input type="text"/>

Please specify below other criteria that you think may have been left out.

## About you

The following information will help us when considering your opinions and to make sure that we're getting the views of all members of the community. The answers will not be used to identify any individual.

**Q3 Are you responding as a:**

- Resident
- Agent on behalf of a developer/individual/organisation
- Developer
- Site owner
- Town/Parish Council
- Local business
- Voluntary organisation
- Other (please specify)

**Q4 Are you:**

- Female
- Male

**Q5 What is your age?**

- Under 16 yrs
- 16-19 yrs
- 20-29 yrs
- 30-44 yrs
- 45-59 yrs
- 60-64 yrs
- 65-74 yrs
- 75+

**Q6 Do you consider yourself to be disabled?**

Under the Disability Discrimination Act 1995 a person is considered to have a disability if he/she has a physical or mental impairment which has a sustained and long-term adverse effect on his/her ability to carry out normal day to day activities.

- Yes
- No

**Q7 To which of these groups do you consider you belong?**

- White British
- Black or Black British
- Asian or Asian British
- Mixed
- Chinese
- Other Ethnic group (please specify)

**Q8 What is your postcode?**

## Thank you for your feedback

Please return your completed form in the 'Reply Paid' envelop attached or to:

LDF North Team, Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands  
Shefford  
Beds  
SG17 5TQ

### Data Protection Act 1998

Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Site Appraisal Process survey. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.

## Appendix 2: Data tables

### Overall

#### Q1Did you respond to the previous “talktomidbeds” consultation?

	Frequency	%	Valid %
Yes	211	64	67
No	46	14	15
Not sure/ Can't remember	56	17	18
<b>Total</b>	<b>313</b>	<b>95</b>	<b>100</b>
Missing	18	5	
<b>Total</b>	<b>331</b>	<b>100</b>	

#### Q2aUse previously developed land over greenfield land

	Frequency	%	Valid %
1	185	56	61
2	13	4	4
3	17	5	6
4	13	4	4
5	5	2	2
6	2	1	1
7	3	1	1
8	4	1	1
9	12	4	4
10	6	2	2
11	10	3	3
12	6	2	2
13	27	8	9
<b>Total</b>	<b>303</b>	<b>92</b>	<b>100</b>
Missing	28	8	
<b>Total</b>	<b>331</b>	<b>100</b>	

#### Q2bClose to a school

	Frequency	%	Valid %
1	26	8	9
2	36	11	12
3	32	10	11
4	32	10	11
5	43	13	14
6	27	8	9
7	24	7	8
8	20	6	7
9	28	8	9
10	14	4	5
11	13	4	4
12	4	1	1
13	5	2	2
<b>Total</b>	<b>304</b>	<b>92</b>	<b>100</b>
Missing	27	8	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2cClose to town centre**

	Frequency	%	Valid %
1	19	6	6
2	15	5	5
3	28	8	9
4	25	8	8
5	28	8	9
6	24	7	8
7	24	7	8
8	25	8	8
9	23	7	8
10	30	9	10
11	23	7	8
12	19	6	6
13	17	5	6
<b>Total</b>	<b>300</b>	<b>91</b>	<b>100</b>
Missing	31	9	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2dClose to local shops**

	Frequency	%	Valid %
1	21	6	7
2	34	10	11
3	38	11	13
4	25	8	8
5	42	13	14
6	23	7	8
7	28	8	9
8	29	9	10
9	25	8	8
10	20	6	7
11	8	2	3
12	5	2	2
13	6	2	2
<b>Total</b>	<b>304</b>	<b>92</b>	<b>100</b>
Missing	27	8	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2eClose to health centre/ GP surgery**

	Frequency	%	Valid %
1	14	4	5
2	14	4	5
3	27	8	9
4	27	8	9
5	43	13	14
6	44	13	15
7	29	9	10
8	27	8	9
9	17	5	6
10	23	7	8
11	21	6	7
12	10	3	3
13	7	2	2
<b>Total</b>	<b>303</b>	<b>92</b>	<b>100</b>
Missing	28	8	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2fProtection of landscape**

	Frequency	%	Valid %
1	85	26	26
2	76	23	24
3	25	8	8
4	9	3	3
5	14	4	4
6	14	4	4
7	15	5	5
8	12	4	4
9	18	5	6
10	14	4	4
11	8	2	2
12	18	5	6
13	15	5	5
<b>Total</b>	<b>323</b>	<b>98</b>	<b>100</b>
Missing	8	2	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2gProtection of wildlife**

	Frequency	%	Valid %
1	39	12	12
2	46	14	15
3	62	19	20
4	12	4	4
5	15	5	5
6	13	4	4
7	19	6	6
8	19	6	6
9	9	3	3
10	24	7	8
11	15	5	5
12	17	5	5
13	24	7	8
<b>Total</b>	<b>314</b>	<b>95</b>	<b>100</b>
Missing	17	5	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2hClose to playing fields, parks and open spaces**

	Frequency	%	Valid %
1	10	3	3
2	16	5	5
3	15	5	5
4	18	5	6
5	25	8	8
6	34	10	11
7	21	6	7
8	26	8	8
9	23	7	7
10	44	13	14
11	23	7	7
12	34	10	11
13	21	6	7
<b>Total</b>	<b>310</b>	<b>94</b>	<b>100</b>
Missing	21	6	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2iClose to indoor sports/ leisure centres**

	Frequency	%	Valid %
1	4	1	1
2	5	2	2
3	2	1	1
4	7	2	2
5	17	5	6
6	14	4	5
7	21	6	7
8	17	5	6
9	18	5	6
10	32	10	11
11	39	12	13
12	48	15	16
13	73	22	25
<b>Total</b>	<b>297</b>	<b>90</b>	<b>100</b>
Missing	34	10	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2jClose to bus service/ bus stop**

	Frequency	%	Valid %
1	14	4	5
2	28	8	9
3	23	7	8
4	38	11	12
5	51	15	17
6	41	12	13
7	28	8	9
8	20	6	7
9	24	7	8
10	16	5	5
11	6	2	2
12	4	1	1
13	12	4	4
<b>Total</b>	<b>305</b>	<b>92</b>	<b>100</b>
Missing	26	8	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2kClose to train station**

	Frequency	%	Valid %
1	9	3	3
2	13	4	4
3	18	5	6
4	36	11	12
5	35	11	12
6	27	8	9
7	21	6	7
8	23	7	8
9	16	5	5
10	25	8	8
11	26	8	9
12	27	8	9
13	25	8	8
<b>Total</b>	<b>301</b>	<b>91</b>	<b>100</b>
Missing	30	9	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2iClose places of employment**

	Frequency	%	Valid %
1	23	7	8
2	24	7	8
3	33	10	11
4	28	8	9
5	39	12	13
6	25	8	8
7	19	6	6
8	29	9	10
9	19	6	6
10	20	6	7
11	12	4	4
12	14	4	5
13	17	5	6
<b>Total</b>	<b>302</b>	<b>91</b>	<b>100</b>
Missing	29	9	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q2mClose to major roads / networks**

	Frequency	%	Valid %
1	15	5	5
2	22	7	7
3	18	5	6
4	23	7	8
5	26	8	9
6	22	7	7
7	20	6	7
8	25	8	8
9	13	4	4
10	22	7	7
11	21	6	7
12	26	8	9
13	48	15	16
<b>Total</b>	<b>301</b>	<b>91</b>	<b>100</b>
Missing	30	9	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q3Are you responding as a:**

	Frequency	%	Valid %
Agent on behalf of a developer/individual/organisation	21	6	7
Developer	3	1	1
Local business	3	1	1
Other (please specify)	10	3	3
Resident	256	77	80
Site owner	8	2	2
Town/Parish Council	11	3	3
Voluntary organisation	9	3	3
<b>Total</b>	<b>321</b>	<b>97</b>	<b>100</b>
Missing	10	3	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q4Are you:**

	Frequency	%	Valid %
Female	117	35	36
Male	204	62	64
<b>Total</b>	<b>321</b>	<b>97</b>	<b>100</b>
Missing	10	3	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q5What is your age?**

	Frequency	%	Valid %
Under 16 yrs	1	0	0
20-29 yrs	9	3	3
30-44 yrs	68	21	22
45-59 yrs	106	32	35
60-64 yrs	49	15	16
65-74 yrs	52	16	17
75+	19	6	6
<b>Total</b>	<b>304</b>	<b>92</b>	<b>100</b>
Missing	27	8	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q6Do you consider yourself to be disabled?**

	Frequency	%	Valid %
No	28	8	9
Yes	290	88	91
<b>Total</b>	<b>318</b>	<b>96</b>	<b>100</b>
Missing	13	4	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Q7To which of these groups do you consider you belong?**

	Frequency	%	Valid %
Black or Black British	2	1	1
Mixed	2	1	1
Other Ethnic group (please specify)	8	2	3
White British	282	85	96
<b>Total</b>	<b>294</b>	<b>89</b>	<b>100</b>
Missing	37	11	
<b>Total</b>	<b>331</b>	<b>100</b>	

**Age**

**Q1Did you respond to the previous “talktomidbeds” consultation?**

		Under 45	45-64	65 +	Total
Yes	Count	55	105	46	206
	%	71%	68%	65%	68%
No	Count	12	21	13	46
	%	15%	14%	18%	15%
Not sure/ Can't remember	Count	11	29	12	52
	%	14%	19%	17%	17%
Total	Count	78	155	71	304
	%	100%	100%	100%	100%

**Q2aUse previously developed land over greenfield land**

Under 45				45-64				65+			
	N	%	Valid %		N	%	Valid %		N	%	Valid %
1	38	49	49	1	91	59	63	1	46	65	71
2	4	5	5	2	5	3	3	2	1	1	2
3	5	6	6	3	10	6	7	3	2	3	3
4	3	4	4	4	8	5	6	5	1	1	2
5	3	4	4	5	1	1	1	6	1	1	2
6	1	1	1	7	2	1	1	7	1	1	2
8	1	1	1	8	1	1	1	8	2	3	3
9	3	4	4	9	7	5	5	9	2	3	3
10	1	1	1	10	4	3	3	10	1	1	2
11	4	5	5	11	5	3	3	11	1	1	2
12	1	1	1	12	2	1	1	12	1	1	2
13	13	17	17	13	8	5	6	13	6	8	9
Total	77	99	100	Total	144	93	100	Total	65	92	100
Missing	1	1		Missing	11	7		Missing	6	8	
Total	78	100		Total	155	100		Total	71	100	

**Q2bClose to a school**

Under 45				45-64				65+			
	N	%	Valid %		N	%	Valid %		N	%	Valid %
1	5	6	6	1	13	8	9	1	6	8	9
2	5	6	6	2	16	10	11	2	13	18	19
3	5	6	6	3	19	12	13	3	8	11	12
4	10	13	13	4	14	9	9	4	5	7	7
5	10	13	13	5	24	15	16	5	8	11	12
6	5	6	6	6	14	9	9	6	8	11	12
7	8	10	10	7	12	8	8	7	4	6	6
8	10	13	13	8	5	3	3	8	5	7	7
9	8	10	10	9	16	10	11	9	4	6	6
10	6	8	8	10	6	4	4	10	1	1	1
11	2	3	3	11	7	5	5	11	4	6	6
12	1	1	1	12	2	1	1	12	1	1	1
13	2	3	3	13	3	2	2	13			
Total	77	99	100	Total	151	97	100	Total	67	94	100
Missing	1	1		Missing	4	3		Missing	4	6	
Total	78	100		Total	155	100		Total	71	100	

**Q2cClose to town centre**

Under 45			
	N	%	Valid %
1	6	8	8
2	1	1	1
3	3	4	4
4	5	6	6
5	4	5	5
6	7	9	9
7	7	9	9
8	8	10	10
9	7	9	9
10	13	17	17
11	9	12	12
12	3	4	4
13	4	5	5
Total	77	99	100
Missing	1	1	
Total	78	100	

45-64			
	N	%	Valid %
1	11	7	7
2	9	6	6
3	13	8	9
4	18	12	12
5	17	11	11
6	13	8	9
7	9	6	6
8	12	8	8
9	13	8	9
10	11	7	7
11	9	6	6
12	10	6	7
13	6	4	4
Total	151	97	100
Missing	4	3	
Total	155	100	

65+			
	N	%	Valid %
1	2	3	3
2	5	7	8
3	10	14	15
4	2	3	3
5	7	10	11
6	4	6	6
7	8	11	12
8	5	7	8
9	3	4	5
10	5	7	8
11	3	4	5
12	6	8	9
13	6	8	9
Total	66	93	100
Missing	5	7	
Total	71	100	

**Q2dClose to local shops**

Under 45			
	N	%	Valid %
1	2	3	3
2	8	10	10
3	7	9	9
4	4	5	5
5	6	8	8
6	5	6	6
7	8	10	10
8	12	15	16
9	10	13	13
10	6	8	8
11	4	5	5
12	2	3	3
13	3	4	4
Total	77	99	100
Missing	1	1	
Total	78	100	

45-64			
	N	%	Valid %
1	9	6	6
2	18	12	12
3	18	12	12
4	10	6	7
5	27	17	18
6	14	9	9
7	11	7	7
8	13	8	9
9	13	8	9
10	11	7	7
11	4	3	3
12	2	1	1
13	2	1	1
Total	152	98	100
Missing	3	2	
Total	155	100	

65+			
	N	%	Valid %
1	8	11	12
2	7	10	10
3	12	17	18
4	10	14	15
5	8	11	12
6	3	4	4
7	8	11	12
8	4	6	6
9	2	3	3
10	3	4	4
11			
12	1	1	1
13	1	1	1
Total	67	94	100
Missing	4	6	
Total	71	100	

**Q2eClose to health centre/ GP surgery**

Under 45			
	N	%	Valid %
1	3	4	4
2	1	1	1
3	7	9	9
4	4	5	5
5	6	8	8
6	13	17	17
7	8	10	10
8	10	13	13
9	6	8	8
10	6	8	8
11	6	8	8
12	2	3	3
13	5	6	6
Total	77	99	100
Missing	1	1	
Total	78	100	

45-64			
	N	%	Valid %
1	6	4	4
2	6	4	4
3	11	7	7
4	16	10	11
5	23	15	15
6	20	13	13
7	14	9	9
8	11	7	7
9	6	4	4
10	15	10	10
11	14	9	9
12	6	4	4
13	2	1	1
Total	150	97	100
Missing	5	3	
Total	155	100	

65+			
	N	%	Valid %
1	5	7	7
2	7	10	10
3	9	13	13
4	7	10	10
5	11	15	16
6	10	14	14
7	6	8	9
8	6	8	9
9	4	6	6
10	2	3	3
11			
12	2	3	3
13			
Total	69	97	100
Missing	2	3	
Total	71	100	

**Q2fProtection of landscape**

Under 45			
	N	%	Valid %
1	13	17	17
2	18	23	23
3	7	9	9
4	3	4	4
5	2	3	3
6	4	5	5
7	4	5	5
8	5	6	6
9	2	3	3
10	7	9	9
11	3	4	4
12	5	6	6
13	5	6	6
Total	78	100	100

45-64			
	N	%	Valid %
1	42	27	27
2	37	24	24
3	11	7	7
4	4	3	3
5	7	5	5
6	6	4	4
7	7	5	5
8	6	4	4
9	9	6	6
10	5	3	3
11	4	3	3
12	10	6	6
13	7	5	5
Total	155	100	100

65+			
	N	%	Valid %
1	24	34	34
2	13	18	19
3	5	7	7
4	2	3	3
5	5	7	7
6	3	4	4
7	4	6	6
8	1	1	1
9	6	8	9
10	1	1	1
11	1	1	1
12	3	4	4
13	2	3	3
Total	70	99	100
Missing	1	1	
Total	71	100	

**Q2gProtection of wildlife**

Under 45			
	N	%	Valid %
1	5	6	6
2	11	14	14
3	19	24	24
4	3	4	4
5	2	3	3
6	3	4	4
7	7	9	9
8	4	5	5
9	4	5	5
10	6	8	8
11	6	8	8
12	1	1	1
13	7	9	9
Total	78	100	100

45-64			
	N	%	Valid %
1	26	17	17
2	24	15	16
3	28	18	18
4	5	3	3
5	6	4	4
6	4	3	3
7	7	5	5
8	9	6	6
9	3	2	2
10	14	9	9
11	4	3	3
12	12	8	8
13	12	8	8
Total	154	99	100
Missing	1	1	
Total	155	100	

65+			
	N	%	Valid %
1	8	11	11
2	9	13	13
3	10	14	14
4	3	4	4
5	7	10	10
6	6	8	9
7	5	7	7
8	5	7	7
9	2	3	3
10	3	4	4
11	4	6	6
12	3	4	4
13	5	7	7
Total	70	99	100
Missing	1	1	
Total	71	100	

**Q2hClose to playing fields, parks and open spaces**

Under 45			
	N	%	Valid %
1	3	4	4
2	3	4	4
3	2	3	3
4	7	9	9
5	1	1	1
6	9	12	12
7	3	4	4
8	4	5	5
9	4	5	5
10	13	17	17
11	8	10	10
12	14	18	18
13	6	8	8
Total	77	99	100
Missing	1	1	
Total	78	100	

45-64			
	N	%	Valid %
1	3	2	2
2	7	5	5
3	9	6	6
4	5	3	3
5	16	10	11
6	13	8	9
7	10	6	7
8	14	9	9
9	11	7	7
10	18	12	12
11	13	8	9
12	18	12	12
13	13	8	9
Total	150	97	100
Missing	5	3	
Total	155	100	

65+			
	N	%	Valid %
1	1	1	1
2	4	6	6
3	3	4	4
4	6	8	9
5	7	10	10
6	9	13	13
7	6	8	9
8	8	11	11
9	7	10	10
10	13	18	19
11	2	3	3
12	2	3	3
13	2	3	3
Total	70	99	100
Missing	1	1	
Total	71	100	

**Q2iClose to indoor sports/ leisure centres**

Under 45				45-64				65+			
	N	%	Valid %		N	%	Valid %		N	%	Valid %
1	1	1	1	1	2	1	1	1	1	1	2
2	2	3	3	2	2	1	1	2			
3	1	1	1	3	1	1	1	3			
4				4	6	4	4	4	1	1	2
5	3	4	4	5	8	5	5	5	6	8	9
6	3	4	4	6	7	5	5	6	4	6	6
7	4	5	5	7	11	7	7	7	5	7	8
8	2	3	3	8	10	6	7	8	4	6	6
9	8	10	10	9	8	5	5	9	2	3	3
10	9	12	12	10	13	8	9	10	8	11	12
11	10	13	13	11	12	8	8	11	16	23	25
12	16	21	21	12	23	15	16	12	8	11	12
13	18	23	23	13	45	29	30	13	10	14	15
Total	77	99	100	Total	148	95	100	Total	65	92	100
Missing	1	1		Missing	7	5		Missing	6	8	
Total	78	100		Total	155	100		Total	71	100	

**Q2jClose to bus service/ bus stop**

Under 45				45-64				65+			
	N	%	Valid %		N	%	Valid %		N	%	Valid %
1	1	1	1	1	6	4	4	1	6	8	9
2	8	10	10	2	11	7	7	2	8	11	12
3	6	8	8	3	9	6	6	3	8	11	12
4	7	9	9	4	19	12	13	4	11	15	16
5	15	19	19	5	20	13	13	5	16	23	24
6	11	14	14	6	24	15	16	6	5	7	7
7	7	9	9	7	19	12	13	7	2	3	3
8	5	6	6	8	11	7	7	8	2	3	3
9	4	5	5	9	17	11	11	9	3	4	4
10	5	6	6	10	7	5	5	10	4	6	6
11	1	1	1	11	3	2	2	11	2	3	3
12	2	3	3	12	1	1	1	12	1	1	1
13	6	8	8	13	5	3	3	13			
Total	78	100	100	Total	152	98	100	Total	68	96	100
				Missing	3	2		Missing	3	4	
				Total	155	100		Total	71	100	

**Q2kClose to train station**

Under 45			
	N	%	Valid %
1	2	3	3
2	1	1	1
3	1	1	1
4	13	17	17
5	12	15	16
6	7	9	9
7	6	8	8
8	5	6	6
9	5	6	6
10	7	9	9
11	3	4	4
12	9	12	12
13	6	8	8
Total	77	99	100
Missing	1	1	
Total	78	100	

45-64			
	N	%	Valid %
1	4	3	3
2	10	6	7
3	15	10	10
4	17	11	11
5	18	12	12
6	14	9	9
7	8	5	5
8	11	7	7
9	7	5	5
10	10	6	7
11	14	9	9
12	8	5	5
13	15	10	10
Total	151	97	100
Missing	4	3	
Total	155	100	

65+			
	N	%	Valid %
1	3	4	5
2	1	1	2
3	2	3	3
4	5	7	8
5	5	7	8
6	6	8	9
7	6	8	9
8	7	10	11
9	3	4	5
10	8	11	12
11	8	11	12
12	9	13	14
13	3	4	5
Total	66	93	100
Missing	5	7	
Total	71	100	

**Q2lClose places of employment**

Under 45			
	N	%	Valid %
1	7	9	9
2	3	4	4
3	8	10	10
4	11	14	14
5	15	19	19
6	9	12	12
7	6	8	8
8	6	8	8
9	4	5	5
10	1	1	1
11	1	1	1
12	4	5	5
13	3	4	4
Total	78	100	100

45-64			
	N	%	Valid %
1	11	7	7
2	16	10	11
3	20	13	13
4	11	7	7
5	16	10	11
6	10	6	7
7	8	5	5
8	15	10	10
9	7	5	5
10	14	9	9
11	8	5	5
12	5	3	3
13	9	6	6
Total	150	97	100
Missing	5	3	
Total	155	100	

65+			
	N	%	Valid %
1	4	6	6
2	5	7	8
3	3	4	5
4	4	6	6
5	7	10	11
6	6	8	9
7	5	7	8
8	8	11	12
9	6	8	9
10	5	7	8
11	3	4	5
12	5	7	8
13	5	7	8
Total	66	93	100
Missing	5	7	
Total	71	100	

**Q2mClose to major roads / networks (e.g "A" roads within Central Bedfordshire)**

Under 45				45-64				65+			
	N	%	Valid %		N	%	Valid %		N	%	Valid %
1	5	6	6	1	3	2	2	1	4	6	6
2	7	9	9	2	12	8	8	2	3	4	4
3	4	5	5	3	7	5	5	3	5	7	7
4	8	10	10	4	9	6	6	4	6	8	9
5	10	13	13	5	10	6	7	5	6	8	9
6	3	4	4	6	16	10	11	6	3	4	4
7	4	5	5	7	11	7	8	7	5	7	7
8	3	4	4	8	15	10	10	8	6	8	9
9	4	5	5	9	6	4	4	9	3	4	4
10	2	3	3	10	14	9	10	10	5	7	7
11	7	9	9	11	10	6	7	11	4	6	6
12	6	8	8	12	14	9	10	12	5	7	7
13	14	18	18	13	18	12	12	13	13	18	19
Total	77	99	100	Total	145	94	100	Total	68	96	100
Missing	1	1		Missing	10	6		Missing	3	4	
Total	78	100		Total	155	100		Total	71	100	

**Q4Are you:**

		Under 45	45-64	65 +	Total
Female	Count	30	58	21	109
	%	38%	37%	30%	36%
Male	Count	48	96	49	193
	%	62%	62%	69%	64%
Total	Count	78	154	70	302
	%	100%	100%	100%	100%

**Q5What is your age?**

		Under 45	45-64	65 +	Total
Under 16 yrs	Count	1	0	0	1
	%	1%	0%	0%	0%
20-29 yrs	Count	9	0	0	9
	%	12%	0%	0%	3%
30-44 yrs	Count	68	0	0	68
	%	87%	0%	0%	22%
45-59 yrs	Count	0	106	0	106
	%	0%	68%	0%	35%
60-64 yrs	Count	0	49	0	49
	%	0%	32%	0%	16%
65-74 yrs	Count	0	0	52	52
	%	0%	0%	73%	17%
75+	Count	0	0	19	19
	%	0%	0%	27%	6%
Total	Count	78	155	71	304
	%	100%	100%	100%	100%

**Q6 Do you consider yourself to be disabled?**

		Under 45	45-64	65 +	Total
Yes	Count	3	5	5	13
	%	4%	3%	7%	4%
No	Count	75	149	65	289
	%	96%	96%	92%	95%
Total	Count	78	154	70	302
	%	100%	100%	100%	100%

**Q7 To which of these groups do you consider you belong?**

		Under 45	45-64	65 +	Total
White British	Count	75	140	66	281
	%	99%	94%	99%	96%
Black or Black British	Count	0	2	0	2
	%	0%	1%	0%	1%
Mixed	Count	0	2	0	2
	%	0%	1%	0%	1%
Other Ethnic group (please specify)	Count	1	5	1	7
	%	1%	3%	1%	2%
	Count	76	149	67	292
	%	100%	100%	100%	100%

### Appendix 3: Verbatim comments

1) Only provide homes where there is a need 2) Do not damage the character of the settlement 3) ensure the development is not disproportionate (10% max of new build)
Preserve village identity
Food security need to reduce food miles by stopping development on agricultural land
Amount of local infrastructure improvement necessary.
Poor access, potential congestion, parking problems
Poor access, potential congestion, parking problems
Base development around infrastructure and minimise traffic
Base development around infrastructure and minimise traffic
Safe vehicle and pedestrian access, affordable housing
Good site access and adequate parking facilities
Should consider lack of infrastructure and speeding
Should have regard to flooding
Traffic concerns
Decrease traffic through villages
Recognise the need to uphold village rusticity
Inadequate infrastructure present
Adequate parking
Oppose all development on playing fields/sports facilities unless it is shown to be surplus or could be adequately replaced elsewhere.
Too much development already
Build new houses to local demand, housing built to local characteristics
Have regard for local demand and social housing
Possible additions: Libraries, bus route and green infrastructure.
Imaginative Architecture/ Energy efficient
No more than 10 homes in large villages. Retain the countryside gap. Should consider traffic issues
As it affects the working group it is difficult to comment on some.
Include allotment provision
Site Allocations should consider the ability to deliver sustainable transport solutions. Sites should also be considered with regard to their impact on water resources.
Imaginative architecture/ garden neutral
1) Site(s) should be in or about the existing village settlements and Town Centre facilities. 2) Provide opportunity of expanding existing leisure or sports facilities 3) Provide opportunity for local employment
Proximity and availability of emergency services, in particular the Police.
CAA requires all developments which could hinder all aspects of an airfield to be considered due to air traffic
Building on land used for crops 13
Do not develop land that is good farm crop land as world food supplies and global warming/carbon footprint and growing population of the country require we have and maintain our independent food supplies particularly in villages of Bedfordshire
Making use of land that is currently not viable for agricultural use as indicated by comments from local residents. This land is suitable infill land without doubt and building / correct design can overcome the flood plain issue as evidenced by other homes and buildings along grange road Blunham
Proposals that give back something to the village in terms of infrastructure
Making use of land that is currently redundant
This is an over simplistic method of assessment. Each site should be considered on it's merits, within the context of it's setting, and in comparison to the other sites available. It is ridiculous to decide to locate housing on the basis of access to a bus stop, for example. Surely a bus stop can be added later? All factors should be taken into account and a tick box exercise such as this will not identify the most appropriate sites. For example, there may be a small brown field site on the margins of a village, but a more centrally located green field site may make more sense to develop, yet, when asked as an abstract question in isolation, most people would say develop the brown field site. The parish council have, therefore, only ranked some of the factors listed above. Please assess the sites in totality, and in relation to each other, and not just by this simple method.
Protection of social structure of existing community
Having defined areas and development plan that allow foot paths, cycle paths between areas. Also keeping defined areas of non development so all these new houses do not merge villages into one.

Small villages must be allowed to develop. The present policy of very tight constraint in small villages is simply causing them to die.
The ability of new development to contribute to the viability of rural settlements must also be an important criterion in the identification of housing sites. Whilst the focus of development at the largest, most sustainable settlements is an important consideration, the needs of rural settlements and areas must not be ignored. This is central to Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7). Within the context of the Site Allocations Development Plan Document, we have submitted to the Council, details of our client's (Bedford School Trust) land to the east of Ickwell (Site H288). Development of this site for housing would provide additional households in the village to support existing services and facilities. Furthermore, development of the site could provide the necessary critical mass to support additional services and facilities to those that already exist in the village. In turn, this would serve to further support the sustainability of the village and help to reverse the need for travel to facilities and services by private car. We would also like to take this opportunity to confirm that site H288 is available for development and we continue to actively promote the site for housing development.
The need to allow limited expansion of villages so as to maintain them as viable entities
CPRE assumes that the suggested criteria relate to established settlements within settlement envelopes. CPRE policy seeks to enhance the quality of such rural settlements in terms of sustainability, safety, architectural standards and character, built integration and other community benefits, including those in the suggested criteria. We would therefore like to suggest that these factors be incorporated in the criteria as follows: Sites proposed for housing development should: · Relate well to the existing community · Add to the cohesiveness and character of the built environment · Add to the potential for a clear sense of place and identity · Allow for safe access for pedestrians and vehicles · Avoid the need for the removal of existing habitable dwellings.
Not changing the character of the location/ village e.g. By squeezing in as infill or in a prominent location.
l) The ability for the site to provide contributions towards the provision of new social infrastructure. li) The suitability of the site to provide a range of housing especially homes with gardens.
It needs to be acknowledged that some of these criteria can be satisfied by either their incorporation as features of a mixed use development or as a consequence of contributions to the provision of new services and infrastructure via CIL or 106 Agreements
Areas of Safeguarded Land have already been identified and excluded from the Green Belt. These areas are well related to existing towns and should have priority for development.
Areas of Safeguarded Land have already been identified and excluded from the Green Belt. These areas are well related to existing towns and should have priority for development.
DO not overdevelop existing villages and communities to the extent that their current environment is changed out of all recognition which I would suggest would be the case if any development exceeded 10/15% of the existing housing in the area.
It is not clear whether criteria relating to the historic environment have been considered either as part of government guidance or in the list above. Although English Heritage supports the protection of landscape as an important criterion, this will not necessarily cover every element of the historic environment. We recommend that criteria are developed to consider the impact of potential allocations on both designated and undesignated features of the historic environment, with different weight given to each feature depending on its importance and significance. In terms of designated features, we would like to see reference to all nationally recognised designations. We would argue that for Scheduled Monuments and Registered Historic Parks and Gardens, housing development would normally be inappropriate within the boundary of these designations and may also be inappropriate within their setting. Other nationally recognised historic environment designations, such as listed buildings and conservation areas, would not automatically exclude such land from being allocated, but may question the suitability of a specific site depending on the scale and proximity of possible new development. Features of national importance that are not currently designated (particularly unscheduled archaeological sites) must also be assessed when considering the suitability of possible allocations. Local designations (such as buildings or parks of local historic interest) should also be considered. The Bedfordshire Historic Environment Record (HER), along with Central Beds conservation and archaeological staff, will be able to provide information on important undesignated and locally designated historic features. The HER will also contain information such as Historic Landscape Characterisation (HLC) data which provides detail on the historic character of existing landscapes. We hope that the above comments are of use. English Heritage would be happy to comment on draft criteria relating to the historic environment if that would be of assistance.
Protection of special landscape/conservation areas/greenbelt
Not accessed from inadequate road(s)
Parks and play areas for public access
Area's that are not in the flood plane, but flood when there is exceptional rain/snow melt, e.g. Land at the back of properties 14-30 Hitchin lane Clifton. The fire brigade were pumping out during the snow melt this year.
New housing development should be provided in sustainable locations which score well having regard to all of the above criteria. As well as the importance of locating new housing close to local shops, we consider that it is equally important to locate new housing close to the provision of existing and established convenience retail facilities.

<p>The potential for new 'leisure' or 'community' facilities to be brought forward as part of residential development should be a weighty consideration in the allocation of new sites for housing. As part of the development of our client's (The Southill Estate) site to the north west of Shefford 'Site H287' a site could be provided for relocation of Shefford Town Football Club. The submissions we have already made to the Council have shown how the football ground could be incorporated with development of the site. The submissions have also shown that informal recreation space could also be provided within development of the site.</p>
<p>The potential for new 'leisure' or 'community' facilities to be brought forward as part of residential development should be a weighty consideration in the allocation of new sites for housing. As part of the development of our client's site to the north west of Shefford 'Site H287' a site could be provided for relocation of Shefford Town Football Club. The submissions we have already made to the Council have shown how the football ground could be incorporated with development of the site. The submissions have also shown that informal recreation space could also be provided within development of the site.</p>
<p>Ability of development to contribute to improvements to infrastructure and other community facilities.</p>
<p>Site relates well to settlement Site is available Can provide for a mix of properties, including affordable.</p>
<p>A) Site(s) should be able to provide a mixture of housing types including affordable and if possible provide the opportunity to include an element of work units within easy walking distance of the Potton settlement boundaries. B) Site(s) should be located to cause least disruption to the local population during construction</p>
<p>NOT in areas where infrastructure already overloaded by existing homes</p>
<p>It is important that a development is not situated in isolation between villages. This would create an artificial environment with no integration for either the development or the villages. For example, in the case of Ref No. HO65/E37 this would serve only to destroy a green belt area of farmland and wildlife which is a valuable asset for the whole area.</p>
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<p>The use of previously developed land in preference to Green Field land is set out in government guidance. However, the Core Strategy now contains a policy allocating land to the south east of Milton Keynes as part of a Strategic Development Area (SDA). The above criteria will need to be considered in relation to the overall framework for the SDA that should be progressed as part of the Site Allocation DPD as well as a stand-alone LDD in the form of a joint Area Action Plan.</p>
<p>Close to cycleways Protection of historic environment assets</p>
<p>Links with the Green Infrastructure Plan recognition of other evidence of residents' views such as a town village Plan</p>
<p>Does it reflect Town Plan(or equivalent) priorities? Is it in accord with the green Infrastructure Plan proposals?</p>
<p>Site should be well related to the settlement Site should be available for development The site should provide a mix of dwellings including affordable</p>
<p>Ease traffic flow Provide open space Provide facilities for local community Development should be away from flood plain</p>
<p>Site relates well to the settlement Site is available Provides for a mix of properties including affordable</p>
<p>Measurement of the impact of development on the existing environment of the residents of the areas involved with particular regard to utilities, health, education employment, transport and social/living conditions</p>
<p>When it comes to selecting sites in rural areas and smaller communities, I believe that the criteria should be different and priority should be given to schemes which: • relate sensibly to the existing development pattern, having regard to the centre and facilities within each community, so as not to built new homes remote from the facilities which do exist, • provide or improve facilities for the benefit of existing and new residents, including the provision of new green open space accessible to all, • help sustain existing village facilities for the benefit of all existing and new residents, and/or • contribute to improving the carbon footprint of some existing buildings in the settlement (for example by securing a change to green energy for the village hall or by improving existing houses to reduce their emissions). Only in this way can the greater tasks be addressed to (1) meet the needs of existing residents and their successors (who will continue to form the substantial majority of residents in Central Bedfordshire) and (2) address the many and varied problems arising from the carbon emissions from existing buildings which generally perform badly (and which will represent the largest proportion of homes and other buildings for many years to come). If the Council would embrace such a strategy it is likely that it will meet its housing targets, because the reliance on large sites would be reduced; the Council would also be likely to outperform other Councils in reducing carbon emissions by tackling the significant historic legacy of older buildings, rather than focussing only on the qualities of new developments alone.</p>

Provision of facilities as part of any new development Road infrastructure to cope with increased volume of traffic Eco friendly homes or developments green spaces around housing schemes
Should not facilities be provided as part of a new development, localised shops, health and leisure, schools ect... Rather than relying just on existing facilities. Or look at smaller sites equally distributed around the town to not put facilities under strain in an area specific.
Development should be in areas that can access major roadways without having to go through the town. An urban extension and shops, health centre, GP surgeries, parks and facilities should form part of the development.
All covered
Previously developed land use must be the priority above all else. We must maintain and nurture our agricultural land to enable us to feed our nation in the future, we cannot rely on imports in the future.
1. Accessibility (other than 'close to major roads'). Some potential sites identified in the initial "Talk to Mid Beds" consultation may meet a number of the criteria listed in the Questionnaire but are only accessible via narrow lanes or would otherwise have a serious effect on road safety. This has surely got to be a criterion. 2. Whether or not access to or development of the site requires the demolition of property that is in good condition. This should be permitted only in exceptional circumstances.
Previously developed land must always be used prior to any "greenfield" land being utilised and proof must be demonstrated that previously developed land is not available in the area. After this analysis it must be a priority that only poorer grades of agricultural land are utilised i.e. below grade C . This will ensure that best quality land is kept to grow food to feed our nation rather than relying on large amounts of imported foodstuffs.
Nearness of emergency services
Developing areas that benefit wider community and help resolve the traffic issues
Protection of interests of existing residents
Further to noting that Government guidance strictly controls development within flood plains, and seeking to restrict further development to 'brownfield' sites, I would request that the following points receive significant weight as part of criteria used to assess Site Allocations submissions:- Areas of open countryside and green spaces should be conserved for their public amenity value for recreation and relaxation, so that they are, hence, protected for future generations. Agricultural land, especially that of good quality, must be conserved relative to issues such as local/national food security (including the fixing of global food prices and G.M. practices) and 'food miles' travelled (thus contributing towards the reduction of carbon emissions).
Schools must have the capacity for extra pupils
While the criteria above relate well to the majority of sites within Central Bedfordshire, they do not relate particularly well to sites within the Milton Keynes South Eastern Strategic Development Area (SESDA). As an urban extension, this area will have a form and function distinct from the rest of the District and should be judged accordingly. Our view is that sites within the SESDA should be rated on their ability to provide higher density, urban style housing and on their relationship to the built form and sphere of influence of Milton Keynes. In support of this view, we are recommending two criteria to be applied only to sites within the SESDA plus three criteria to be applied district wide. Suggested criteria to be applied within the SESDA only 1. "Ability to help meet SDA target" Sites within the SDA should be rated on their ability to provide the kind of housing needed in an urban extension. This will often be different to the kind of housing needed to sustain individual towns and villages, with higher densities and more innovative house types more likely to be acceptable. For a site to meet this criterion it will need to be relatively free of constraints, away from historic townscape and close to existing or proposed public transport connections. 2. "Relationship to Milton Keynes" Sites within the SDA should be able to demonstrate a close relationship to the built form and social fabric of Milton Keynes. This is in recognition of the fact that the SDA's new residents will more likely look towards Milton Keynes than Bedfordshire for employment, services and lifestyle. Sites adjoining the borough boundary will be particularly suitable. Suggested criteria to be applied district wide 3. "Protection of townscape" Development within settlements can harm areas of high quality or historic townscape. While conservation areas may help regulate development in selected locations, they cannot protect all areas. In some cases development on the edge of a settlement may be a better option than development within the townscape. 4. "Potential to improve local services" Many rural services operate on a very marginal basis. As average household size continues to fall, the only way to ensure the continued survival of these services is to allow settlements to grow through new development. Where sites within the built up area are few, sensitive development on the edge of the settlement can provide this growth. 5. "Self-sufficiency in infrastructure" Sites should be considered on their ability to provide for themselves the infrastructure they need to operate effectively. This can include physical infrastructure, such as roads and sewers, and social infrastructure, such as community halls and playing fields. Sites which can provide these assets without using outside resources should be rated more highly.
IMPROVING AREAS SUCH AS SHORTSTOWN WITH NEW DEVELOPMENT, BRINGING FACILITIES INTO THE COUNTRYSIDE 'SUBURB', CREATE VILLAGE/TOWN
With respect, I think there may be a mistake in your list - should 'Close places of employment' read 'Close to places of employment' ?
Sites that offer tangible benefits to local communities should be recognised including such things as public open space, traffic improvements better local facilities Avoid sites in floodplains

Protection of village roads (e.g. "B" roads)
Many of the questions here are flawed. In some cases, the words "close to" would be better expressed as "ready access to", otherwise the questionnaire is predisposed to support development around what already exists, tending to eliminate new ideas. Additional criteria: A) Good supporting infrastructure, sufficient to support any new development properly, e.g. Water, drainage, power, gas, telecommunications including broadband, road network. (Would take ranking 2) B) Supportive of, and contributory to, the local community, reflecting its needs, not those of the developer or the Planning Authority. (Would take ranking 3)
Make sure the surrounding roads and infrastructure can support the amount of houses planned, if not, put in place first.
**development not to be to the detriment of existing properties by undue proximity/ too high a density / not being in keeping with surroundings **only small low cost properties needed
Part of a regularly policed area
Local housing need. Size of development in relation to existing settlement to ensure that large developments are not located in small communities. Infrastructure considerations :- Capacity of sewerage system. Availability of water supply. Adequacy of power supply. Facility for Microgeneration.
1)Amount of previous growth in a particular area (e.g. No further development in areas which have already suffered a large increase in population 2)Ability of local infrastructure (e.g. Water supply, schools) to cope with new influx of people 3)Environmental impact (carbon emissions, other costs to the environment) of new-build on area
A good road infrastructure
Not building on green space at the back of existing housing, i.e. gardens or fields.
Protection for existing residential areas against development causing overstretching of existing infrastructure and amenities.
Avoiding areas adjoining busy and dangerous road junctions. Avoid extending current town and village boundaries.
Close to cultural facilities, e.g. Library = 6a
Villages that have already experienced development over the last decade(s) should be partially exempted so that the changes brought about by expansion are shared out evenly throughout the county.
1. Existing agricultural land should be protected 2. If development would adjoin an already busy and dangerous road/intersections - ie safety concern 3. If development outside existing village/town boundaries 4. Additional burden on existing infrastructure and whether it could cope with additional housing 5. Impact on environment e.g. noise, pollution 6. General impact on existing village's character / appeal
Leisure/social facilities for young people Strain on existing infrastructure - water, sewerage, roads Increase in local traffic and safety on roads Easy access to primary and secondary schools
When sited in the correct place, a lot of the above criteria will be met anyway
Availability of parking so that parked cars do not cause congestion
Infrastructure i.e. Mains gas, cable services
Well away from existing housing
Protection of conservation areas/outstanding views Protection of sites of archaeological importance
Suitability of the roads pre-existing in area prevention of 'over sizing' villages capacity of local services - eg schools, shops, parking.
Flitwick is not a large village/town, so anywhere is within walking anyway. The protection of the greenbelt and wildlife is of the utmost importance; otherwise Flitwick will become an urban sprawl, spurred on by the fact of having a railway station. If there must be any building then brown field sites are the obvious first choice. No existing green spaces within Flitwick should be used, neither any space between Flitwick and surrounding towns and villages such as Ampthill or Steppingly, Westoning etc. Who comes up with these ridiculous figures. Who says we need all these extra houses. The answer is some faceless beurocrat, who does not care, and does not live in the area.
Protection of historic buildings and their boundaries. Protection of houses with large gardens from demolition just to satisfy criteria for more properties in the same space.
Bus stops/Routes should be placed to serve Housing rather than the other way round
Use of small less intrusive developments over large developments. Maintenance of rural character of towns and villages. Provision of cycle paths away from major roads.
Wherever the selected sites are, a good infrastructure of access roads must be provided, e.g. By-passes for existing busy roads that will not support more traffic which will come with the developments
Provision of cycle routes Not in a flood plain
Although I have put "use previously developed land" as my number 1 I do not agree with including the development of peoples gardens which is usually included as a "brownfield" site.
Development should be to enhance what is after all a countryside area, not to change it into Greater London.
Respect surrounding built development.

These sites should be within or next to urban centres and away from villages whose character and lifestyle (for which current residents have already moved there) would be detrimentally affected.
Community facilities
Importance of self sustaining criteria in the developments themselves. Space for community facilities such as allotments should be included. The health of the community depends on balanced environment.
Regular local bus service to town centres and stations 7DAYS a week
Security of Flood Plain is important
Existing roads cope with extra traffic. Close to ALL levels of school. Consider additional carbon emissions. Existing services cope with extra load. Accessible amenities for youngsters.
Existing community cope with extra traffic. Second criteria should be close to schools for ALL ages groups. Creation of Additional Carbon emissions. Provision of amenities for adolescents. Ability of utilities to cope with additional load.
Care must be taken with village development that the existing services can cope, car use increases (carbon footprint)and that adolescents have suitable amenities.
Close to police, fire and ambulance.
Sympathetic to local character, maintaining / continuing existing town /village features Also: ensuring all new buildings have energy efficiency and integral renewable (eg solar water heating should be mandatory
Can the infrastructure of the village take the additional burden of additional housing?
Infrastructure demands of increased housing
1. Fair and equitable allocation: spread housing across the district/county so as to reduce impact of over development on a particular community. 2. Do not exceed Government requirements. To do so sets a precedent for over development.
Capacity of local roads to carry additional traffic close to secondary school close to facilities for adolescents e.g. cinema adequate infrastructure/utilities consideration of carbon emissions caused by excessive travelling
It is important that the villages chosen be able to support the increase in population through provision of improved services. Therefore villages without a shop, post office, cash point and a robust reliable bus service should not be increased in size. Complete coverage of the villages via a footpath is essential in order to support the elderly and those with children in pushchairs. Car usage should be discouraged for the purpose of shopping therefore enlarging towns would be better.
In areas where the infrastructure is already in place.
Please consider saturation of existing local infrastructure, ability of existing towns to support increased population and likelihood of congestion.
Current infrastructure (ie roads) that have the capacity to cope with extra volume at peak times (school run etc) without reducing the quality of life of current residents.
1)ability for existing shops, transport system, doctors, schools, road network and open spaces etc to cope with additional population. 2) Preservation of existing town and village identities.
If villages want to expand they should do so, and if they choose not to they should be allowed to stay as they are.
The critical thing is to ensure you minimise travel so proximity to workplaces and schools will keep traffic levels low . This is why urban development on existing site is so important.
Avoid destruction of agricultural land. Size to be compatible with local community Suitable for eco measures and sustainability
Good access to local services, open space with good sustainable transport links whilst protecting wildlife, landscape & local character by exhausting brown field sites first. Space for families to grow into their home and neighbourhood by having suitable facilities.
Close to existing housing
Not significantly extending the natural boundary of the town Not infilling the gap between separate communities
Complying with Government policies such as PPS25 on flooding and PPS9 on conservation
It is extremely important that sites close to Country Wildlife sites and SSSI are protected from adjacent development. For example the sites at Maulden Wood, Pennyfather's Hill and the Greensand Ridge.
No building on floodplains or greenbelt land
Allows garden sizes to be sufficient for people to be able to grow own food
Avoid building on green spaces between towns/villages so as to maintain separate identities. Leave footpath/cycle routes between communities unaffected as far as possible.
Match planned development with surrounding, existing ones. For example, no flats in villages made of houses, nor large family houses amongst cottages(this may be addressed elsewhere in the survey)
Preserving the character, amenities and quality of life of existing communities, rank 1 Minimising the impact of increased traffic on established communities, rank 1 Maintaining current green belts and settlement envelopes, rank 1
Dangers of increased traffic and traffic congestion Pollution by way of noise and emissions

THE RE-ALLOCATION OF SITES WHICH ARE CURRENTLY ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN THE MID BEDS LOCAL PLAN FIRST REVIEW (ADOPTED DECEMBER 2005) SHOULD BE A PRIORITY SUCH AS LAND OFF SWAFFIELD CLOSE, AMPHILL (LOCAL PLAN POLICY: HO8 (5)).
Developing brownfield sites
If adjacent to a village the infrastructure of the village should be taken into account
Close to a place of worship
Protect village life, stop turning Bedfordshire into a mass urban town
Protection of village life which would be more important to any of the above.
Needs to take into account previous building of new homes. Currently everything seems to be centred on just a few areas of growth.
Never build on green belt land
This is a pretty useless list and doesn't address the issues. The key criteria for determining potential housing development sites should be: (i) ability of area to sustain any more population/traffic growth - no further development in Cranfield as we cannot sustain any more traffic growth as of now (ii) local school and health care provision - Cranfield has inadequate schools and healthcare provision to cope with any further expansion (iii) we should not develop the greenbelt or minor service centre areas (iv) need to assess impact of surrounding developments impacting on potential site locations already i.e. Milton keynes expansion/Wixams
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Impact on the existing community
Not to create over development of site by overcrowding
Disruption to existing local residents such as light noise and smell pollution. loss of arable land. access issues.
1 - MOST Important! PROTECTION OF HISTORIC BUILDINGS & THEIR CURTILAGE. Too many of the great buildings of Biggleswade have been lost in the last 40 years. Particular protection should be given to protect listed & historic building as well as their curtilage which is needed to be keep these buildings in context.
1) Complete change of character of the village/environment 2) Infrastructure unable to cope 3) Demolition of Green Belt
Consider low cost starter home development in villages to help maintain family bonds.
The development does not need to be close to anything. However, the effect that the development may have on local roads and services and of existing rural facilities to existing residents is of high importance. Proximity of a development to any of the above is largely irrelevant and so of none of the above have been ranked. Therefore, I have only ranked the two that have any relevance at all in the context of the question.
Beds village are characterised by being spread out along existing roads rather than building a 'core' to each village. Further 'urbanization' of the landscape should be stopped and a top criterion for further development should be 'does this development help create a true village centre' ?
The government has stated that development of community spirit and social responsibility is needed to heal our troubled society .Increasing the size of villages to become towns risks destroying the sense of belonging that village life can provide. When a person feels they belong ,responsibility often follows.
Close to local PUB!!!!!!!!!!!!!!!!!!!!!! Get it? Got it? Good.....
Availability of mains services eg. Broom has no mains gas or cable telephone/TV
Protection of the land surrounding the town/village in order to protect the feel of the town/village.
Local problems such as sewerage overload, flood plain problems, parking and road usage
Suitable walkways and cycle routes Traffic calming measures for larger developments

I find this questionnaire irrelevant to where I live in Aspley Guise. 1) we have one tiny school, oversubscribed up a un adopted road. 2) we don't have a town centre, 3) we don't have local shops, 4) we don't have a doctors surgery. We are a rural village so do desperately wish to preserve the landscape, wildlife and open spaces we currently enjoy. There is one bus service that passes through our tiny village. We do have a small railway line - we don't want this to become any busier. There are few places of employment to consider. We are already becoming a rat-run for people trying to access the M1 and Milton Keynes in general. If you build around the outskirts of Aspley Guise you will totally destroy a lovely rural village that is fighting for its life to escape the noise, direct and traffic of Milton Keynes.

Don't increase the number of dwellings in any area by more than 5%, to keep balance of new -v- existing.

Land that has become "green" even though it may be designated as brown belt should be avoided especially in Marston Vale. The green infrastructure proposals should have a strong influence.

Integration into an existing settlement.

Local residents whose quality of life will be disregarded when these new houses or trading estates are built.

Avoid development in areas designated for restoration to agricultural use. Preclude development in areas near to where green belt has been lost.(e.g. 10 mile radius around Centre Parcs ) to avoid unbalancing overall development map of Bedfordshire. Allocate 2 hectares of new Green Belt for each acre of Green belt lost to development

As there is no other place to state my thoughts then let me please state them here. Housing should be kept to the towns, and on brownfield sites. Where housing has to be built the investment in the infrastructure must also be in evidence, extra schools, doctors, shops, parks, roads, and libraries. Why should the existing residents suffer because those in power do not care about the town and people they represent, and allow houses to be built in unsuitable areas without the proper investment?

Protection of character of area