

Site Allocations, Issues and Options Consultation: Ampthill

Final Version – December 12th 2008

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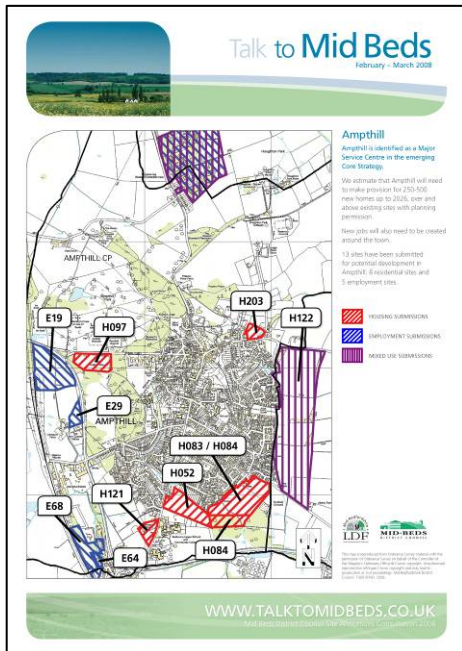
***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

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4.3.1 Ampt Hill

Round one consultation - 13 sites have been submitted for potential development in Ampt Hill: eight residential sites and five employment sites.



A public exhibition of these sites was held at the Alameda Middle School, Station Road, Ampt Hill on Saturday 23rd February 2008, between 9.00am and 3pm.

Round two consultation - One additional residential site has been submitted for consideration for potential development in Ampt Hill.

A public exhibition of these sites was held at the Maulden Church Hall, Church Road, Maulden on Friday 11th July 2008, between 2.00pm and 8pm.

Figure 1 - Round one consultation sites

From the Talk to Mid Beds website going live in February 2008 there were 2094 visits to the Ampt Hill parish pages (up to end of 22nd September 2008) while 16 postal packs were distributed during the two rounds of consultation.

1092 surveys and representations were received relating to development in the parish and the submitted sites.

General issues with development in Ampt Hill

A number of respondents made representations highlighting parish wide issues that they think need to be taken into consideration in the site allocations process.

These issues were:

- Roads – both congestion in and around Ampt Hill and the access to the proposed sites in the area were a concern
- Loss of green space – many people feel that green space, and especially that around Cooper's Hill Nature Reserve, is under threat both in the parish and across the district
- Protection of Green Belt – most representations were against any residential or commercial development on Green Belt land



Figure 2 - Round two consultation sites

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- That any future development should be well related to the existing settlement
- Concerns regarding the impact future development would have on access to schools and GP's

Several public and private bodies also raised some more general issues that they think should be taken into consideration for future residential and commercial development in Ampthill.

Organisation	General issues with development
Ampthill Preservation Society	<ul style="list-style-type: none"> • The unique, special character of each village should be preserved • Development should be contained within existing settlement envelopes • Due regard should be paid to all aspects of infrastructure and in the case of Ampthill, likely increases to traffic and parking demands in the town centre. • Green belt land, SSSI's, nature and wildlife sites should be safeguarded.
Ampthill Chamber of Commerce and Industry	<ul style="list-style-type: none"> • As MBDC (largest employer in the district) has relocated away from Ampthill, there is an urgent and considerable need for additional development • There is a need for more public meeting and community facilities • There is a need for sports and recreation facilities.
Ramblers Association	<p>There are a number of site allocations that have Public Rights of Ways running along boundaries of the proposed plots. In each of these cases, it will be important to maintain the existing character of the routes and to guard against the possibility of obstruction occurring either during or after any development. It is important that the views from routes adjacent to sites are not degraded by the erection of high and obstructive fencing.</p>
ReVamp Ampthill Town Plan Group	<p>The Ampthill Plan covers many aspects. I have picked out below those most relevant to the sites under consideration: a. Maintain Ampthill's charm and rural surroundings. b. Provide up to 200 additional car parking spaces. Specifically explore the opportunity provided by Church Meadows (H203). c. Work with MBDC to retain office spaces and parking in any development of The Limes (ex MBDC) buildings. d. Encourage business park and office expansion. e. Preserve and expand green areas running in a ribbon around Ampthill accessed from all parts of the town along radial footpaths and bridle ways. f. Support the creation of the Flit Valley Country Park to the south of Ampthill. g. Increase availability of affordable housing in Ampthill The themes here are:</p> <ul style="list-style-type: none"> • Provide more parking – to regenerate the Town Centre • Provide places for more people to work locally – to avoid commuting • Preserve and create green places – to support leisure • Provide more affordable homes – to help young people get a home <p>We recognise the need to accept limited development in order to provide homes and jobs.</p>

Potential development sites in Ampthill

Ref Number: H052

Submission type: Housing

Site Name/Address: Land off Flitwick Road, Ampthill

Submitted proposal: Development of 150+ dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 129

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centre's, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	26	21.0%
No	77	62.1%
May be	21	16.9%
Total	124	100.0%

104 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns about the volume of traffic a development of this size would generate; particularly with regard child safety, due to the site's location close to Redborne School

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- There is also concerns that development of the site would contribute to existing congestion in Ampthill and that Lammas Way is an unsuitable access point
- There is not enough capacity within the existing social infrastructure to cope with a development of this size; particularly with regard to schools and access to GP services
- That development would lead to loss of green space in the town
- Existing problems with sewage.

However, some respondents did feel that this site is appropriate for future housing in Mid-Bedfordshire as the site is not in the Green Belt, is near to existing developments and schools and would have the least impact of all the proposed sites on the surrounding countryside. Nevertheless, many who felt that this site was appropriate did highlight that the development would only be suitable if its impact on traffic was thoroughly assessed.

Views of town/parish council and civic organisations:

Organisation/ council	Support/do not support allocation	Comments
ReVamp – town plan steering group	Disagree	This land is part of the green area around the town and needs to be preserved. It should remain available for any school expansion. In any case we believe there are significant access problems associated with Lammas Way.
Ampthill Preservation Society	No Objection	This land was previously earmarked for potential housing development
Ampthill Town Council	-	This land is already designated as white land meaning that it has been allocated as development land in the last Local Plan.
Ampthill Chamber of Commerce & Industry	-	There would obviously be considerable access problems to and from both Abbey Lane and Flitwick Road Ampthill if development takes place on all or some of these sites [H052/H083/H084]. Furthermore there is no provision for any jobs on these sites so the allocation of these areas for just residential development would not make up for the considerable loss of employment which has resulted from the Mid-Bedfordshire District Council moving their council offices in Ampthill to Chicksands. Accordingly the Ampthill Chamber of Trade do not support these applications.

Ref Number: H080

Submission type: Mixed Use

Site Name/Address: Redding's Wood, Ampthill Houghton Conquest

Submitted proposal: Development of 370 dwellings and light industrial /research & development use

Period of consultation: Round one

Please note this site is located within Ampthill and Houghton Conquest.

Total number of surveys/representations submitted: 102

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	22	22.7%
No	61	62.9%
Maybe	14	14.4%
Total	97	100.0%

Additional comments

81 people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

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- The roads in and around the village are will not take the additional volume; of cars, especially with the Wixams and Centre Parcs developments being built in the same time frame
- The site would also create congestion problems in Ampthill
- The settlement is remote from the rest of the village
- The proposal is for far too many dwellings and threatened to turn a village into a town;
- The village has had enough development already with the nearby Wixams development.

However, it was felt by some respondents that if the number of dwellings proposed was reduced, then this site would be appropriate than others in the area. Other respondents felt that the site was more appropriate for employment than housing.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council group	-	The Town Council do not support any residential development on this area of land as it is too far from the existing settlement of town.
Ampthill Preservation Society	Do not support	This is remote from shops, schools and other services and well beyond existing settlement. A previous application for new housing was rightly refused and circumstances have not changed.
ReVamp – town plan steering	Do not support	Whilst we are happy to see opportunities for further jobs – especially professional jobs – on this industrial site, it is not appropriate to start a new residential development outside the town boundary.
Ampthill Chamber of Commerce & Industry	-	The Ampthill Chamber of Trade & Commerce totally oppose the development of any part of this site for <u>residential</u> purposes. It is too far out of the Ampthill urban area to be justified. The accessibility information quoted clearly shows this is the case. On the other hand as this is already a commercial site providing employment in the locality, we would therefore welcome and support any Planning Application which is submitted, which is in character with the vicinity and which would lead to greater employment on this site.

Ref Number: H083

Submission type: Housing

Site Name/Address: Land at Warren Farm (option 1), Abbey Lane, Ampthill

Submitted proposal: Development of approximately 270-360 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 95

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	15	16.7%
No	60	66.7%
May be	15	16.7%
Total	90	100.0%

Additional Comments

73 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns about an increase in the volume of traffic a development of this size would generate, particularly with regard to Oliver Street and Abbey Lane

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- A lack of capacity within the existing social infrastructure to cope with a development of this size; particularly with regard to schools and access to health services
- That development would lead to loss of green space/countryside
- Concerns regarding site access, particularly with regard to Lammas Way.

However, some respondents did feel that this site was a good location for potential future development as it would have less impact than other proposals. A few respondents also thought that this site could also be suitable as long as Abbey Lane was widened and development did not encroach on the woodland barrier between Ampthill and Flitwick.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council group	-	Acknowledge that although this is White Land no comment can be given without details of social and hard infrastructure being provided.
Ampthill Preservation Society	Qualified no objection	[As with] Land adjacent to H052 above. Green belt should be excluded and the woodland preserved. There is concern that a 'rat run' could develop from Flitwick Road to Abbey Lane.
ReVamp – town plan steering	Partially agree	This development is much too large and extends into the green area around the town. We would however support a smaller development – perhaps 150 – 200 homes. We would like to see a boundary drawn between the lower left (west) and upper right (east) corners of the marked area – with development only permitted to the left (north west) of that boundary – filling the gap with the current houses. That creates a clean boundary for the town. <u>It is crucial however that this includes the provision of the public woodland area as part of the planned Flit Valley Country Park (which is an important part of the Ampthill Town Plan).</u> We think the site needs better access and safety consideration. Schools will need to be expanded
Ampthill Chamber of Commerce & Industry	-	There would obviously be considerable access problems to and from both Abbey Lane and Flitwick Road Ampthill if development takes place on all or some of these sites [H052/H083/H084]. Furthermore there is no provision for any jobs on these sites so the allocation of these areas for just residential development would not make up for the considerable loss of employment which has resulted from the Mid-Bedfordshire District Council moving their council offices in Ampthill to Chicksands. Accordingly the Ampthill Chamber of Trade do not support these applications.

Ref Number: H084

Submission type: Housing

Site Name/Address: Land at Warren Farm (option 2), Abbey Lane, Ampthill

Submitted proposal: Development of approximately 330-440 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 88

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	13	15.7%
No	56	67.5%
May be	14	16.9%
Total	83	100.0%

Additional Comments

63 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns about an increase in the volume of traffic a development of this size would generate, particularly in view of the narrow streets in Ampthill and existing levels of congestion

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- A lack of capacity within the existing social infrastructure to cope with a development of this size; particularly with regard to schools and access to health services
- Concerns regarding site access
- The potential impact development would have on the local environment.

However, some residents did feel that this site was a good location for future potential development as it is adjacent to existing developments.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	Do not support	Part of this area is within the Green Belt and therefore the Town Council cannot support this.
Amphill Preservation Society	Qualified no objection	As H083 above
ReVamp - town plan steering	Disagree	This development would significantly shift the town boundary and is just too large to be integrated. See H083
Amphill Chamber of Commerce & Industry	-	There would obviously be considerable access problems to and from both Abbey Lane and Flitwick Road Amphill if development takes place on all or some of these sites [H052/H083/H084]. Furthermore there is no provision for any jobs on these sites so the allocation of these areas for just residential development would not make up for the considerable loss of employment which has resulted from the Mid-Bedfordshire District Council moving their council offices in Amphill to Chicksands. Accordingly the Amphill Chamber of Trade do not support these applications.

Ref Number: H097

Submission type: Housing

Site Name/Address: Ampthill & District Community Rugby Club, Dillingham Park, Woburn Street, Ampthill

Submitted proposal: Development of 100-150 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 145

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	0.7%
No	126	92.6%
May be	9	6.6%
Total	136	100.0%

Additional Comments

119 people made additional comments about this site. In keeping with the table above the vast majority of additional comments are opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development would lead to the loss of the Rugby club and football pitches, both of which are well used sporting and social facilities

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- Concerns regarding the proximity of the site to the Cooper’s Hill SSSI and the impact that development would have
- That the site is in Green Belt.

A couple of respondents; however, did feel that the site could be suitable if the Rugby club was relocated.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	Do not support	This land lies within the Green Belt and the Town Council does not support this as it is inappropriate to extend the town boundary.
Amphill Preservation Society	We oppose	Green belt land, next to SSSI and nature/wildlife preserves, and well beyond existing settlement. If the sports activities cease it should revert to agricultural use..
ReVamp – town plan steering	Disagree	This is outside the town boundary and would damage the green area around the town
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce totally oppose residential development on this site. It is considered that the area to the west of the Cheshire Home and the bypass between Woburn Road and Station Road should remain for recreational use and amenity use. We would also make the point that the acquisition of the area to the west of the Firs which is believed to have been part of the Firs in the past should be considered in order to extend the Firs right up to the bypass.

Ref Number: H121

Submission type: Housing

Site Name/Address: The Grange, Flitwick Road, Ampthill

Submitted proposal: Development of 30-36 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 48

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	6.4%
No	40	85.1%
May be	4	8.5%
Total	47	100.0%

Additional Comments

40 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- That the site is in the Green Belt
- That development would exacerbate existing traffic congestion problems
- Concerns that development would reduce the gap between Ampthill and Flitwick settlements.

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However a couple of respondents did feel that this development, though in the Greenbelt could be suitable because of its relatively small size.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council group	Do not support	The land lies within the Green Belt and the Town Council does not support this.
Ampthill Preservation Society	We oppose	Ampthill Grange marks the boundary of settlement on the west side of Flitwick Road. It is also Green Belt which provides an essential green buffer between Flitwick and Ampthill. WE OPPOSE.
ReVamp – town plan steering	Disagree	This development would significantly shift the town boundary and would damage the green area around the town.
Ampthill Chamber of Commerce & Industry	-	The Ampthill Chamber of Trade & Commerce strongly opposes residential development on this site because the same would not be appropriate but would point out that it would be a good site for a hotel/leisure club. In fact we believe that Planning Permission was granted for the use of the property as a hotel in the past, but that Planning Permission was not implemented. The Chamber of Trade & Commerce would welcome such a change of use at this present time because of the serious lack of hotel accommodation in Ampthill which leads to many people coming to the Ampthill area having to stay in Woburn or Bedford.

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Ref Number: H122

Submission type: Mixed Use

Site Name/Address: Land to the East of Ampthill

Submitted proposal: Mixed use development of 350-450 dwellings with employment, educational and recreational facilities

Period of consultation: Round one

Please note this site is located in Maulden adjacent to the boundary with Ampthill.

Total number of surveys/representations submitted: 160

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	2.6%
No	141	91.0%
May be	10	6.5%
Total	155	100.0%

Additional Comments

128 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing and employment in Mid-Bedfordshire are:

- The site is in the Green Belt
- Development would lead to Ampthill and Maulden joining up

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- That development would exacerbate existing traffic congestion problems
- That development would lead to loss of green space/countryside
- Ampthill does not have the existing infrastructure and services to cope with a development to cope with a development of this size, particularly schools, shops and GP's.

However a small number of respondents highlighted the proposal for a relief road was in the site's favour.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council group	Do not support	This area of land lies within the Green Belt and is technically in Maulden; however any development of this land will compromise the coalescence between the town of Ampthill and the village of Maulden and cannot be supported.
Ampthill Preservation Society	We Oppose.	Green Belt land of great landscape value and an essential buffer between Ampthill and Maulden (which would be reduced by half). There is a real risk that the 4 miles from Ampthill Park to Beadlow Road Clophill, will become built-up Ribbon development.
ReVamp – town plan steering	Largely Disagree	We think this proposed development is massively too large for Ampthill and erodes the green boundary. At most we could envisage a very thin slice to tidy the eastern edge of the town – perhaps 50 houses - if in so doing we established a clearly defined boundary to any future development. We would want to see the building of a relief road along that boundary, funded by the developer.
The Ramblers Association		A footpath (FP2) runs through the centre of this proposed site. It is an important pedestrian route between Ampthill and Maulden and is particularly pleasant to use. It consists of a permanent track through agricultural fields and is thus not subject to regular ploughing. It affords generous views of the surrounding countryside. It would be a great pity if this route were to be swallowed up within a housing development.

Organisation/ council	Support/do not support allocation	Comments
Amphill Chamber of Commerce & Industry	-	<p>Although this area of land is strictly within Green Belt the Amphill Chamber of Trade & Commerce consider that development of this area would provide so many benefits for the town and the locality that a mixed use development could be and should be justified on this land. This site could provide many jobs which are now needed in Amphill to replace those lost by the Mid-Bedfordshire Council's move to Chicksands as well as providing additional employment and could provide sites for <u>public</u> sports facilities and <u>public</u>/community hall facilities which are so greatly needed in the town. The site could, also provide adequate parking for such facilities and also, which is most important, the site could provide a link road between Maulden Road Amphill and the bypass which would alleviate much of the traffic problem which the town suffers at the present time. Admittedly one would have to continue such a link road from Abbey Lane to the bypass, but this should not be an insurmountable problem. All in all, we feel strongly that the benefits from the development of this site considerably outweigh any detrimental aspects and would provide so many facilities and amenities, which the town is lacking at the present time. We would make one further point. Some years ago land at Abbey Lane was "earmarked" for sports facilities etc. We believe the land in question would have covered the southern part of H122 and land to the east and/or land on the south side of Abbey Lane beyond the Tidy Tip. We do feel most strongly that such community facilities need to be provided and can be provided either on H122 or land to the east/south.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H203

Submission type: Housing

Site Name/Address: Land off Church Street, between St Andrews Close & Gas House Lane, Ampthill

Submitted proposal: Development of 40 dwellings and long stay car park

Period of consultation: Round one

Total number of surveys/representations submitted: 73

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	19	26.8%
No	45	63.4%
May be	7	9.9%
Total	71	100.0%

Additional Comments

53 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns regarding additional traffic generated by development on existing congestion, particularly with regard to access from Church Street
- That development would have a negative visual impact on the approach to Ampthill from the east and of St. Andrew's Church

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- The site has previously been turned down for development
- A general feeling that modern development would detract from the Georgian character of Ampthill.

However, a number of respondents did feel that this site was appropriate for development, particularly as the proposals include provision for a long stay car park, lower cost housing and is on a ‘brownfield’ site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council group	Do not support	The Town Council does not support this area of land being developed. The area is designated as an Area of Great Landscape Value and this protects the site. At the last planning appeal in relation to this site the Inspector rules that it was not right to have vehicles parked in this field.
Ampthill Preservation Society	We oppose.	An area of great landscape value, this provides a much-admired picturesque approach to Ampthill which housing would destroy. The deep hollow water logs (concern shared by Anglian Water in the past) Recent proposals for a car park were rejected by a Government Inspector.
ReVamp – town plan steering	Agree	This development is a key element of the Ampthill Plan – principally in order to obtain the long term parking the town so desperately needs. Currently businesses are starved of places for clients to park and the town centre is choked with inappropriate parking. This is vital to regeneration of the town centre for use by all residents. It will also provide an attractive and sensitive use for an important brown field site.

Organisation/ council	Support/do not support allocation	Comments
Amphill Chamber of Commerce & Industry	-	<p>This site logically stands out as being appropriate for development and the proposals which are about to be put forward by Waverley Developments Limited for the site providing approximately 100 public long-stay car park spaces with the rest of the site being used for residential use seems to be an ideal use of this site, which is no longer part of the green belt. Quite frankly unless the developer Waverley Developments Limited is granted Planning Permission when it submits its application for the residential development with the provision of 100 public car parking spaces, which will be given free of charge after the construction of the car park to the Local Authority, the only real chance of ameliorating Amphill's very serious parking problems will be lost and there is no doubt that in due course the developer would obtain Planning Permission for residential development of the <u>whole site</u> thus leading to considerable loss of opportunity, for this town and loss of potential additional facilities for the town of Amphill. We therefore wholeheartedly support the residential development of this site subject to part of it being allocated for public car parking and the land in question being transferred free of charge to the relevant Local Authority, which we believe is the Amphill Town Council.</p>

Ref Number: H363

Submission type: Housing

Site Name/Address: Land off Swaffield Close, Amphill

Submitted proposal: Residential development of 50 dwellings.

Period of consultation: Round two

Total number of surveys/representations submitted: 21

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	.0%
No	15	83.3%
May be	3	16.7%
Total	18	100.0%

Additional Comments

19 people made additional comments about this site. In keeping with the table above the additional comments were largely opposed to development of this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- That the site will add to the already congested roads in and around the area particularly Bedford Street, concerns were raised about excess parking and traffic

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- Some people mentioned that the site would be better used for parking requirements and that this could provide a good backdrop for the park if done carefully
- In addition, others felt the additional housing would cause a strain on the infrastructure in general
- The green space is considered a buffer between the current housing and park area and that this should remain
- Others feel the development of the site would impinge on the park area.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council	Do not support	Due to the concerns about the access/egress point onto an already pressured point along Bedford Street, the Town Council do not consider this site suitable for residential development
Ampthill & District Preservation Society	Support	No objection

Ref Number: E19

Submission type: Employment

Site Name/Address: Land at Little Park Farm, Ampthill & adj to A507, Ampthill

Submitted proposal: B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution)

Number of jobs proposed: 150 - 200

Period of consultation: Round one

Total number of surveys/representations submitted: 58

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	7	13.0%
No	43	79.6%
May be	4	7.4%
Total	54	100.0%

Additional Comments

49 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- That the site is in Green Belt
- Concerns regarding increased traffic congestion
- Concerns about dangerous access onto the A507.

However, a small number of respondents did feel that this site could be appropriate for future employment as there is existing industrial development nearby and if it was screened from the A507.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	-	The Town Council does not support development of this area of land as it lies within the Green Belt, the Town Council would not like to encourage further development across the A507.
Amphill Preservation Society	We oppose.	Green Belt land, visually attractive and the 'wrong' side of Amphill by-pass, it is also adjacent to a wildlife site and would destroy the rural character of this area.
ReVamp - town plan steering	Disagree	This is completely inappropriate development in green belt outside the town
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce totally opposes the development of this area. It is outside the bypass in an undeveloped area which is also within the Green Belt. Furthermore development would be contrary to the emerging Core Strategy.

Ref Number: E29

Submission type: Employment

Site Name/Address: Little Park Farm, Ampthill

Submitted proposal: D2 (leisure)

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 44

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	5	12.2%
No	31	75.6%
May be	5	12.2%
Total	41	100.0%

Additional Comments

39 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- That the site is in Green Belt
- Concerns regarding increased traffic congestion.

However, a couple of respondents did feel that despite this the proposals for a tennis centre were a good idea.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	-	See Appendix Three
Amphill Preservation Society	We oppose.	Green Belt land, on the 'wrong' side of the by-pass, this could not possibly complement the nearby listed John Crosse Almshouses.
ReVamp - town plan steering	Disagree	This is completely inappropriate development in green belt outside the town.
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce does not have particularly strong views on the proposed development of the site but on balance as this site is to the north of the Station Road commercial area, and is within the Green Belt and the development will be contrary to the emerging Core Strategy, we do not feel that we could actively support it.

Site Allocations, Issues and Options Consultation

Ref Number: E64

Submission type: Employment

Site Name/Address: Doolittle Mill Phase 2, Land at Doolittle Mill, Amphill

Submitted proposal: B1 (Business)

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located within Amphill and Steppingley.

Total number of surveys/representations submitted: 30

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	18	62.1%
No	5	17.2%
May be	6	20.7%
Total	29	100.0%

Additional Comments

29 people made additional comments about this site. In keeping with the table above the additional comments are largely in favour of development. Key reasons respondents do think this site is appropriate for future employment in Mid-Bedfordshire are:

- It is adjacent to existing development
- Is on poor quality land.

However, a couple of respondents were opposed to development as the site is surrounded by the Green Belt and is prone to flooding.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	-	The Town Council supports this development with the proviso that any building is avoided in the flood plain.
Amphill Preservation Society	Qualified no objection	Provided flood plain land is avoided
ReVamp - town plan steering	Agree	We believe that, if styled in a similar way to the existing development, this provides very welcome employment in an area largely out of public view. There are important access and safety considerations if more traffic is to turn on Steppingley Road.
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce strongly support the use of both these areas [E64 and E68] for commercial use. The same would only effectively be an extension of what is a tasteful and appropriate recent development at Doolittle Mill and this area falls within the logical Amphill commercial/industrial area which is bounded by Station Road on the north, the railway line on the West, the bypass on the east and Steppingley Road on the South. Please note that the Amphill Chamber of Trade & Commerce strongly supports the commercial development of their areas.

Site Allocations, Issues and Options Consultation

Ref Number: E68

Submission type: Employment

Site Name/Address: Doolittle Mill Phase 1, Land at Doolittle Mill, Ampthill

Submitted proposal: B1 business use

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 30

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	17	63.0%
No	6	22.2%
May be	4	14.8%
Total	27	100.0%

Additional Comments

25 people made additional comments about this site. In keeping with the table above the additional comments are largely in support of development. Key reasons respondents do think this site is appropriate for future employment in Mid-Bedfordshire are:

- Extension of Ampthill business park is included in the town plan
- Good location for much needed employment.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	-	The Town Council supports development in this area.
Amphill Preservation Society	Qualified no objection	Provided woodland is preserved
ReVamp - town plan steering	Agree	An extension to the Amphill Business Park was a specific recommendation of the Amphill Plan. We believe that this provides very welcome employment in an area largely out of public view. There are important access and safety considerations if more traffic is to turn on Steppingley Road.
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce strongly supports the use of both these areas [E64 and E68] for commercial use. The same would only effectively be an extension of what is a tasteful and appropriate recent development at Doolittle Mill and this area falls within the logical Amphill commercial/industrial area which is bounded by Station Road on the north, the railway line on the West, the bypass on the east and Steppingley Road on the South. Please note that the Amphill Chamber of Trade & Commerce strongly supports the commercial development of their areas.

Site Allocations, Issues and Options Consultation

Ref Number: E71

Submission type: Employment

Site Name/Address: Redding's Wood, Ampthill Houghton Conquest

Submitted proposal: B1 (Light Industry and Research and Development)

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located within Ampthill and Houghton Conquest.

Total number of surveys/representations submitted: 69

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	30	45.5%
No	27	40.9%
Maybe	9	13.6%
Total	66	100.0%

Additional comments

54 people made additional comments about this site. In keeping with the table above, the additional comments represented a mixture of local views. Those opposed to the site highlight the potential to create congestion between Houghton Conquest and Ampthill. Those supporting the site highlight the need for more jobs locally.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	-	The Town Council supports development in this area.
Amphill Preservation Society	Support	Provided woodland is preserved
ReVamp - town plan steering	Support	This is an important employment site for Amphill - development to enhance or extend business premises within reason is to be encouraged.
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce totally oppose the development of any part of this site for <u>residential</u> purposes. It is too far out of the Amphill urban area to be justified. The accessibility information quoted clearly shows this is the case. On the other hand as this is already a commercial site providing employment in the locality, we would therefore welcome and support any Planning Application which is submitted, which is in character with the vicinity and which would lead to greater employment on this site.

A full list of survey additional comments to sites in Amphill can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondent's postcodes (where available) who completed surveys about sites in Amphill can be found in Appendix Four.