

Site Allocations, Issues and Options Consultation: Biggleswade

Final Revision – 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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4.3.4 Biggleswade

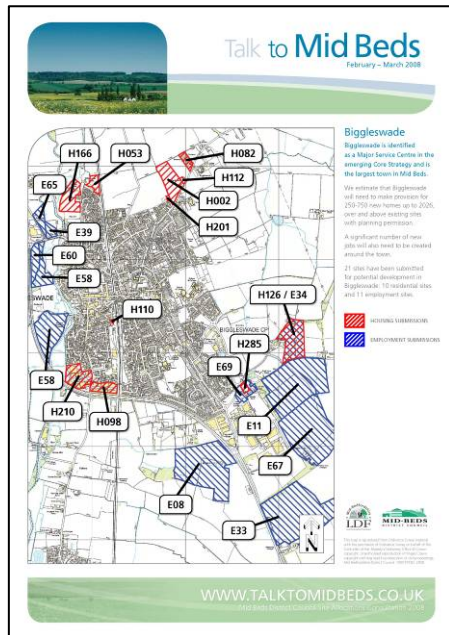


Figure 1 - Round one consultation sites

Round one consultation - Twentyone sites have been submitted for potential development in Biggleswade: 10 residential sites and 11 employment sites.

A public exhibition of these sites was held at the Weatherly Centre in Biggleswade on Saturday 1st March 2008, between 9.00am and 3.00pm.

Round two consultation - Three additional residential sites/proposals have been submitted for consideration for potential development in Biggleswade.

A public exhibition of these sites was held at the Weatherley Centre, Eagle Farm Road, Biggleswade on Wednesday 9th July, between 1:00pm and 8:00pm.

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1772 visits to the Biggleswade parish pages (up to end of 22nd September 2008) while 49 postal packs were distributed during the two rounds of consultation.

619 surveys and representations were received on sites in the parish.

Petitions were received on H347 and H366 totaling 162 signatures.

General issues with development in Biggleswade

Alongside the site surveys received by post, web and at exhibitions, residents submitted representations raising more general issues with development in Biggleswade.

These issues were:

- Development should be well related to the existing settlement, accessible by public transport and not in the floodplain
- There is congestion problems on the road network, most notably the A1
- Biggleswade is served by poor road and public transport infrastructure
- Biggleswade requires improvements to provision.

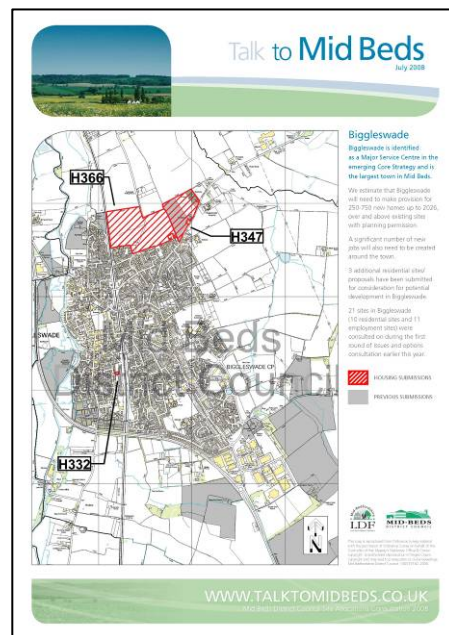


Figure 2 - Round two consultation sites

Potential development sites in Biggleswade

Ref Number: H002

Submission type: Housing

Site Name/Address: "The Money Hole" rear of 177&179 Potton Road, Biggleswade

Submitted proposal: Development of 180-200

Period of consultation: Round one

Total number of surveys/representations submitted: 39

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	6	15.8%
No	31	81.6%
Maybe	1	2.6%
Total	38	100.0%

Additional comments

32 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:

- Development of the site would be on greenfield land outside the settlement envelope
- Development of the site has the potential to have a detrimental impact on road infrastructure and traffic congestion
- Taking into consideration the existing commitments in Biggleswade a development of this scale is too large.

Ref Number: H053

Submission type: Housing

Site Name/Address: Land off Sycamore Close, Biggleswade

Submitted proposal: Development of 30-50 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 33

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	1	2.9%
No	32	94.1%
Maybe	1	2.9%
Total	34	100.0%

Additional comments

28 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:

- Development of the site would be on greenfield land outside the settlement envelope
- Development of the site has the potential to have a detrimental impact on road infrastructure and traffic congestion

- Access from Sycamore Close is inadequate
- The site has previously been refused at planning inquiry
- Development of the site has the potential to have a detrimental impact on a listed building located close by
- Development of this area has the potential to be detrimental to the local wildlife area, which includes a protected species of newt nearby.

Ref Number: H082

Submission type: Housing

Site Name/Address: Former Potton Road Nursery, Potton Road, Biggleswade

Submitted proposal: Development of 37 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 26

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	2	8.3%
No	19	79.2%
Maybe	3	12.5%
Total	24	100.0%

Additional Comments

20 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:

- Development of the site would result in ribbon development on greenfield land outside the settlement envelope

- The site has poor access, with access over existing roads to the A1(M) difficult
- Development in this area has been turned down and regional and local plan inquires
- Development of the site has the potential to have a detrimental impact on road infrastructure and traffic congestion.

Ref Number: H098

Submission type: Housing

Site Name/Address: Eldon Way Industrial Estate, Biggleswade

Submitted proposal: Development of 110 - 120 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 16

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	8	57.1%
No	4	28.6%
Maybe	2	14.3%
Total	14	100.0%

Additional Comments

Eight people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is previously developed land
- Current use already has associated traffic movement
- Sustainable location with the potential to provide local facilities.

However, some respondents noted the busy access onto the main road and did not feel the location was sustainable.

Ref Number: H110

Submission type: Housing

Site Name/Address: Land at Station Road, Biggleswade

Submitted proposal: Development of 3-10 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 5

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	20.0%
No	2	40.0%
Maybe	2	40.0%
Total	5	100.0%

Additional comments

Four people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Due to the small number of respondents making additional comments there were no overriding key themes. However, respondents highlighted the small size of the site and the ability of the site to provide adequate parking.

Ref Number: H112

Submission type: Housing

Site Name/Address: Sandiacres, Potton Road, Biggleswade

Submitted proposal: Development of 6 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 22

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	4	18.2%
No	18	81.8%
Maybe	0	0.0%
Total	22	100.0%

Additional comments

19 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:

- Development of the site would result in ribbon development on greenfield land outside the settlement envelope encroaching on the countryside
- The site has poor access, with access over existing roads to the A1(M) difficult

- Development in this area has been turned down and regional and local plan inquires
- Development of the site has the potential to have a detrimental impact on road infrastructure and create traffic congestion.

Ref Number: H126

Submission type: Housing

Site Name/Address: Newlands Farm, Dunton Lane, Biggleswade

Submitted proposal: Development of 100+ dwellings with possible supermarket and petrol station

Period of consultation: Round one

Total number of surveys/representations submitted: 15

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	4	28.6%
No	6	42.9%
Maybe	4	28.6%
Total	14	100.0%

Additional comments

Nine people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is not appropriate for future housing in Mid-Bedfordshire are:

- Development has the potential to have a detrimental impact on countryside
- Infrastructure is not in place to support development.

Key reasons respondents think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site has the potential to have good links with the road network
- The site is adjacent to an employment area and the site already has some industrial use
- Any loss of agricultural land would not be of the highest grade.

Ref Number: H166

Submission type: Housing

Site Name/Address: Land at Fairfield Nurseries, Biggleswade

Submitted proposal: Development of 69 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 54

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	2	4.4%
No	43	95.6%
Maybe	0	0.0%
Total	45	100.0%

Additional comments

45 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:

- Development on this site would be within the floodplain
- Development of the site would be on greenfield land outside the settlement envelope encroaching on the countryside

- Development of this site has the potential to have a detrimental impact on road infrastructure and create traffic problems on Fairfield Road, Sun Street and Shortmead Street
- The site is adjacent to a County Wildlife Site
- Previous applications for development on the site have been refused
- Development of this has the potential to have a detrimental impact on the setting of a Listed Building.

Ref Number: H201

Submission type: Housing

Site Name/Address: Land off Nursery Close, Biggleswade

Submitted proposal: Development of 5 dwellings

Site Area (hectares): 0.14

Period of consultation: Round one

Total number of surveys/representations submitted: 24

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	1	4.3%
No	21	91.3%
Maybe	1	4.3%
Total	23	100.0%

Additional comments

22 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:

- Development of the site would result in ribbon development on greenfield land outside the settlement envelope encroaching on the countryside

- The site has poor access, with access over existing roads to the A1(M) difficult
- Development of the site has the potential to have a detrimental impact on road infrastructure and traffic congestion.

Ref Number: H210

Submission type: Housing

Site Name/Address: Albone Way Industrial Estate, Biggleswade

Submitted proposal: Development of between 220-275 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 11

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	36.4%
No	5	45.5%
Maybe	2	18.2%
Total	11	100.0%

Additional comments

10 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site has the potential to have a detrimental impact on the already heavy flow of traffic along Hitchin Road
- Employment use should be retained or re-provided.

Key reasons respondents think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is previously developed land
- Existing units should be re-provided.

Ref Number: H285

Submission type: Housing

Site Name/Address: Home Farm House, Dunton Lane, Biggleswade

Submitted proposal: Development of 20 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 4

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 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 housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	100.0%
No	0	0.0%
Maybe	0	0.0%
Total	3	100.0%

Additional comments

One person submitted an additional comment about this site which noted that the site had good transport connections, links to the town centre and is previously developed land.

Ref Number: H332

Submission type: Housing

Site Name/Address: Land Adjoining Station Road Car Park, Station Road, Biggleswade

Submitted proposal: Residential development of 3-4 storey apartment block

Period of consultation: Round two

Total number of surveys/representations submitted: 6

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	.0%
No	3	50.0%
Maybe	3	50.0%
Total	6	100.0%

Additional Comments

Five people made additional comments about this site. In keeping with the table above, the additional comments are mixed with concerns being raised over the impact of location of the site to the railway station; both in terms of traffic generation and congestion and the amenity of future residents.

Ref Number: H347

Submission type: Housing

Site Name/Address: Land at Potton Road, Biggleswade

Submitted proposal: Residential development. This site may offer the potential for a mixed use scheme

Period of consultation: Round two

Total number of surveys/representations submitted: 89

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	2	2.7%
No	66	89.2%
Maybe	6	8.1%
Total	74	100.0%

Additional Comments

61 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think the site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site has the potential to have a serious detrimental impact on the already busy and congested road network around the site, particularly on Potton Road, Shortmead Street, St John Street and Sun Street

- Biggleswade does not provide enough alternative form of transport to the motor vehicle
- Development of this site has the potential to impact on the wildlife and countryside in the area. Development of the site would result in a loss of open and amenity space, as will impact on the Common
- Local services and facilities will not sustain development of this size in Biggleswade
- Many respondents also raised objection to H366 and petitions were received on the sites totaling 162 signatures.

Ref Number: H366

Submission type: Housing

Site Name/Address: Land at Furzenhall Road, Biggleswade

Submitted proposal: Residential development. This site may offer the potential for a mixed use scheme

Period of consultation: Round two

Total number of surveys/representations submitted: 1 16

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	0	.0%
No	97	94.2%
Maybe	6	5.8%
Total	103	100.0%

Additional Comments

86 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think the site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site has the potential to have a serious detrimental impact on the already busy and congested road network around the site, particularly on Potton Road, Shortmead Street, St John Street and Sun Street

- Biggleswade does not provide enough alternative form of transport to the motor vehicle
- Development of this site has the potential to impact on the wildlife and countryside in the area. Development of the site would result in a loss of open and amenity space, as will impact on the Common
- Local services and facilities will not sustain development of this size in Biggleswade
- Many respondents also raised objection to H347 and petitions were received on the sites totaling 162 signatures.

Ref Number: E08

Submission type: Employment

Site Name/Address: Land at Holme Green Farm, Biggleswade

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

Number of jobs proposed: 950-1000

Period of consultation: Round one

Total number of surveys/representations submitted: 11

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 checked="" type="checkbox"/>	<input 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	5	50.0%
No	5	50.0%
Maybe	0	0.0%
Total	10	100.0%

Additional Comments

Five people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Due to the small number of respondents making additional comments there were no overriding key themes. However, comments highlighted the provision of a flyover, the impact on the countryside and infrastructure including the road network and sewerage and water systems.

Ref Number: E11

Submission type: Employment

Site Name/Address: Stratton Business Park Phase V, Biggleswade

Submitted proposal: B1 (Business) & B2 (General Industrial)

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 11

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 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	6	60.0%
No	4	40.0%
Maybe	0	0.0%
Total	10	100.0%

Additional comments

Seven people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development of the site has the potential to have a detrimental impact on the already heavy flow of traffic along London Road and Dunton Lane
- Development of the site would result in an encroachment upon the countryside
- Development is proposed over the overspill balancing pond constructed recently to cope with surface water drainage from Stratton Park Business Park.

Key reasons respondents think this site is appropriate for future employment in Mid-Bedfordshire are:

- Improvements to the A1 would make this an appropriate site
- Extension to an existing employment are in a suitable location with good transport links.

Ref Number: E33

Submission type: Employment

Site Name/Address: Land at Newspring Farm, London Road, Biggleswade

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

Number of jobs proposed: Approximately 2000

Period of consultation: Round one

Total number of surveys/representations submitted: 13

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 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 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	7	58.3%
No	4	33.3%
Maybe	1	8.3%
Total	12	100.0%

Additional comments

Eight people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development would be in a suitable location
- Close to good transport links
- No constraints on development.

Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development would extend the park in a linear fashion resulting in the loss of agricultural land
- Poor access onto the A1 causing congestion.

Ref Number: E34

Submission type: Employment

Site Name/Address: Newlands Farm, Dunton Lane, Biggleswade

Submitted proposal: Option 1: A1 (Shops) and Sui Generis (Petrol Filling Stations) or Option 2: B1 (Light Industrial)

Number of jobs proposed: 100+

Period of consultation: Round one

Total number of surveys/representations submitted: 12

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 type="checkbox"/>	<input checked="" 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	1	9.1%
No	7	63.6%
Maybe	3	27.3%
Total	11	100.0%

Additional comments

Eight 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:

- Development of this site has the potential to have a detrimental impact on the countryside
- Infrastructure is not in place to support development
- Proposals not viable or needed in Biggleswade.

Ref Number: E39

Submission type: Employment

Site Name/Address: Bells Brook, Biggleswade

Submitted proposal: B1 (Offices, Light Industrial and Research and Development) and Lorry Park

Number of jobs proposed: Approximately 200 - 350

Period of consultation: Round one

Please note this site is located in Northill adjacent to the boundary with Biggleswade.

Total number of surveys/representations submitted: 16

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 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 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	3	20.0%
No	10	66.7%
Maybe	2	13.3%
Total	15	100.0%

Additional comments

11 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 appropriate for future employment in Mid-Bedfordshire are:

- Development would have a detrimental impact on the River Ivel and the common
- The site is in a floodplain.

Ref Number: E58

Submission type: Employment

Site Name/Address: Land adjacent to the A1, Biggleswade

Submitted proposal: B1 (Business), B8 (Storage or Distribution), retail scheme, recreational park.

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 33

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	3.6%
No	24	85.7%
Maybe	3	10.7%
Total	28	100.0%

Additional comments

30 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:

- The site is in a floodplain
- Development of the site has the potential to worsen the already heavy flow of traffic on Teal Road and Mill Lane and congestion at the A1 junction
- Development of the site would have detrimental impact on the environment and wildlife associated with the Ivel.

Ref Number: E60

Submission type: Employment

Site Name/Address: Land adjacent to A1, Biggleswade

Submitted proposal: Employment

Period of consultation: Round one

Total number of surveys/representations submitted: 23

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	10.0%
No	17	85.0%
Maybe	1	5.0%
Total	20	100.0%

Additional comments

21 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:

- The site is in a floodplain
- Development of the site has the potential to worsen the already heavy flow of traffic on Teal Road, Shortmead Street and Mill Lane and congestion at the A1 junction
- Development of the site would have detrimental impact on the environment and wildlife associated with the Ivel.

Ref Number: E65

Submission type: Employment

Site Name/Address: Land at Bells Brook, Biggleswade

Submitted proposal: B1 (Business)

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located in Northhill adjacent to the boundary with Biggleswade.

Total number of surveys/representations submitted: 20

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 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 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	31.3%
No	9	56.3%
Maybe	2	12.5%
Total	16	100.0%

Additional comments

17 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is not appropriate for future employment in Mid-Bedfordshire are:

- The site is in a floodplain
- Development of the site has the potential to worsen the already heavy flow of traffic on Teal Road, Shortmead Street and Mill Lane and congestion at the A1 junction
- Development of the site would have detrimental impact on the environment and wildlife associated with the Ivel.

However, respondents also noted that the access to the site has been designed for access for heavy goods vehicles and that flooding issues could be mitigated.

Ref Number: E67

Submission type: Employment

Site Name/Address: Land at Stratton Farm, Biggleswade

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

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 9

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	6	75.0%
No	2	25.0%
Maybe	0	0.0%
Total	8	100.0%

Additional comments

Five people made additional comments about this site. In keeping with the table above, the additional comments are largely in favour of development. Due to the small number of additional comments there are no overriding key reasons why respondents think the site is appropriate for future employment in Mid-Bedfordshire, but comments highlighted the benefits of the site's proximity to existing employment use.

Ref Number: E69

Submission type: Employment

Site Name/Address: Land at Dunton Lane, Biggleswade

Submitted proposal: B1 (Office)

Number of jobs proposed: Not Known

Period of consultation: Round one

Total number of surveys/representations submitted: 7

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 checked="" type="checkbox"/>	<input 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	1	20.0%
No	2	40.0%
Maybe	2	40.0%
Total	5	100.0%

Additional comments

Five people made additional comments about this site. In keeping with the table above, the additional comments are largely in favour of development. Due to the small number of additional comments there are no overriding key reasons why respondents think the site is appropriate or not appropriate for future employment in Mid-Bedfordshire but comments touched upon the contribution the site could make to employment land targets and its location close to the Saxon Estate.

A full list of survey additional comments to sites in Biggleswade 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 respondents' postcodes (where available) who completed surveys about sites in Biggleswade can be found in Appendix Four.