

Site Allocations, Issues and Options Consultation: Blunham

September 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.

CONTENTS	Page
4.3.5 Blunham	727
Potential Development Sites in Blunham	
H091	728
H175	730
H197	732
H216	734
H217	736
H300	737
Appendices	739
Appendix One - Survey Additional Comments	740
Appendix Two - Email Representations	751
Appendix Three - Letters and Reports	753
Appendix Four - Respondent's Postcodes	763

4.3.5 Blunham

Round one consultation - Six sites have been submitted for potential residential development in Blunham.

A public exhibition of these sites was held at Sandy Town Council Offices, Saturday 8th March 2008, between 9.00am and 3.00pm.

Round two consultation - From the Talk to Mid Beds website going live in February 2008 there were 434 visits to the Blunham parish pages (up to end of 22nd September 2008) while one postal packs were distributed during the two rounds of consultation.

Public response - From the Talk to Mid Beds website going live in February 2008 there were 434 visits to the Blunham parish pages (up to end of 22nd September 2008) while one postal pack was distributed during the two rounds of consultation.

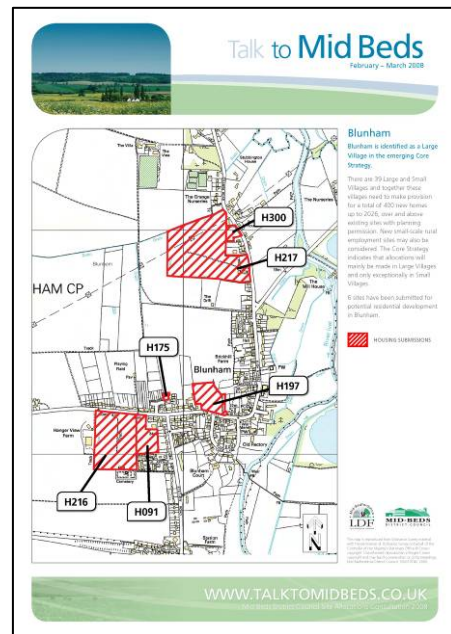


Figure 1 - Round one consultation sites

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

General issues with development in Blunham

A number of issues were raised by residents that they think should be considered for all sites in the parish.

These issues were:

- As a village Blunham is not suitable for large scale development;
- Blunham does not have the facilities and amenities to support significant development;
- Infill development may be appropriate to ensure local services are supported;
- Blunham is not well related to public transport.

Potential development sites in Blunham

Ref Number: H091

Submission type: Housing

Site Name/Address: Trigwell Allen Land adj. 5 Barford Road and r/o 26-40 Station Road & 22-40 The Avenue, Blunham

Submitted proposal: Development of 36 dwellings

Period of consultation: Round one

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

Site development suitability

	Count	Percent
Yes	3	42.9%
No	2	28.6%
Maybe	2	28.6%
Total	7	100.0%

Additional Comments

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

- Development would have a negative impact on the character of Blunham;
- Loss of agricultural land.

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However, it was noted by one respondent that if some development had to take place in Blunham this site could be the least damaging.

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Ref Number: H175

Submission type: Housing

Site Name/Address: Land at "The Barns", Walnut Close, Blunham

Submitted proposal: Development of 1 dwelling

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

Site development suitability

	Count	Percent
Yes	2	33.3%
No	3	50.0%
Maybe	1	16.7%
Total	6	100.0%

Additional comments

Six people made additional comments about this site. In keeping with the table above, the additional comment demonstrated mixed local views on the site. Reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is outside the settlement envelope
- Loss of agricultural land.

However, some respondents feel the site is probably acceptable for future housing for the following reasons:

- Development would have no impact on the village

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- Development could help support local services and facilities.

Ref Number: H197

Submission type: Housing

Site Name/Address: Land off The Hill, Blunham

Submitted proposal: Development of 45 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 8

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

Site development suitability

	Count	Percent
Yes	2	25.0%
No	6	75.0%
Maybe	0	0.0%
Total	8	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 appropriate for future housing in Mid-Bedfordshire are:

- Site is within a conservation area
- Development would have a detrimental impact on the character of the village
- The site is subject to flooding.

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However, some respondents feel the site well located next to the village centre and limited growth in Blunham would be needed to support services and facilities.

Ref Number: H216

Submission type: Housing

Site Name/Address: Barnfield, Barford Road, Blunham

Submitted proposal: Development of 120 dwellings

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

Additional Comments

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

- Development of this site has the potential to support Blunham's local services and facilities
- The site is well located
- Development of the site would provide affordable housing.

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The opposition to the development on the site was predominantly on the basis that development of a site this size would be of too large a scale for Blunham.

Ref Number: H217

Submission type: Housing

Site Name/Address: Maltings Farm, Grange Road, Blunham

Submitted proposal: Development of 5-200 dwellings

Site Area (hectares) 7.93

Period of consultation: Round one

Total number of surveys/representations submitted: 8

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	1	12.5%
No	6	75.0%
Maybe	1	12.5%
Total	8	100.0%

Additional Comments

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

- Development of the site and it access onto Grange Road would have a detrimental impact on road infrastructure and traffic congestion
- Development of a site of this size would have a detrimental impact on the character of Blunham
- The site is within a floodplain.

Ref Number: H300

Submission type: Housing

Site Name/Address: Housing Land at Grange Road, Blunham

Submitted proposal: Development of 2+ dwellings

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

Site development suitability

	Count	Percent
Yes	5	55.6%
No	4	44.4%
Maybe	0	0.0%
Total	9	100.0%

Additional Comments

10 people made additional comments about this site. In keeping with the table above, the additional comments demonstrated mixed local views on the site. Reasons people think the site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site would improve what is currently an unkempt piece of land
- Development of the site has the potential to support the local services and facilities of Blunham
- Infill development.

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However, some respondents felt the site is not appropriate for future housing for the following reasons:

- Development has the potential to have a detrimental impact on traffic in Blunham and on Grange Road
- Development would have a detrimental impact on the character of Blunham
- Poor location outside the settlement envelope of Blunham.

A full list of survey additional comments to sites in Blunham 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 Blunham can be found in Appendix Four.