

## Site Allocations, Issues and Options Consultation: Clophill

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For further information please contact:

Tamsin Cowley  
Vision Twentyone  
Milton Hall  
Deansgate  
Manchester  
M3 4BQ

Tel: 0161 200 8000

Fax: 0161 200 8010

E-mail: [nick.carley@visiontwentyone.co.uk](mailto:nick.carley@visiontwentyone.co.uk)  
[tamsin.cowley@visiontwentyone.co.uk](mailto:tamsin.cowley@visiontwentyone.co.uk)

**Requested by:**

Mid Beds District Council  
Priory House  
Chicksands  
Shefford  
SG17 5TQ

***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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**4.3.8 Clophill**

**Round one consultation** - 12 sites have been submitted for potential development in Clophill: 10 residential sites and two sites for mixed use.

A public exhibition of these sites was held at Clophill Village Hall, Tuesday 25th March 2008, between 1.00pm and 8.00pm.

**Round two consultation** - Two additional residential sites/proposals have been submitted for consideration for potential development in Clifton.

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

**Public response** - From the Talk to Mid Beds website going live in February 2008 there were 924 visits to the Clophill parish pages (up to end of 22<sup>nd</sup> September 2008) while seven postal packs were distributed during the two rounds of consultation.



Figure 2 - Round two consultation sites

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

**General issues with development in Clophill**

A number of issues have been highlighted by residents and the parish council which they feel should be taken into consideration for all potential sites in the parish. These can be summarised as:

- Do not wish to see any large scale development but would support housing in the single and low double figures
- Preference for affordable two and three bedroom houses
- Any new development should not threaten the character of the village
- Flood risk should be considered.

Additionally, the Clophill Parish Plan steering group conducted their own survey in the parish, receiving responses from 333 households (note that more than one member of the household could answer the survey). The results are summarised below:

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- 325 respondents DID NOT want more development in Clophill
- 252 respondents DID want more development Clophill
- 40% of respondents want future development to happen only within the current development envelope.

The level of expansion that respondents found acceptable over the next 10 years is summarised in the graph which can be found in the Parish Council's report provided at appendix three.

**Potential development sites in Clophill**

**Ref Number:** H032

**Submission type:** Mixed Use

**Site Name/Address:** Land at Readshill Plantation, Back Street, Clophill

**Submitted proposal:** Development of 20-50 dwellings with employment provision

**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 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 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	11	28.2%
No	19	48.7%
Maybe	9	23.1%
Total	39	100.0%

**Additional comments**

28 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 and employment in Mid-Bedfordshire are:

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- Both potential access points to the site are hazardous. The A6 is very busy and traffic travels very quickly and Back Street is very narrow
- Concern about the impact development of the site could have on nearby woodland .

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

- The housing and employment would be a good use for this currently derelict site
- That the improved access proposed may help calm traffic on the A6.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Support (with conditions)	The quarry is extensive and development there would not be intrusive. However, Back Street is narrow and the current entrance adjacent to the A6 would be dangerous. (the owner, Mr Vanderschuit, had proposed 20 - 50 dwellings and employment provision). The Parish Council considers that this site could accommodate up to 13 dwellings, all located at the southern end, with a new access, possibly opposite Readshill. The site is not considered suitable for business development.

**Ref Number: H039**

**Submission type:** Mixed Use

**Site Name/Address:** S.A.D Reid Transport, Top Farm Haulage Depot, Shefford Road, Beadlow

**Submitted proposal:** Development of 30-40 dwellings and B1 business use.

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 29

**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 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	11	28.2%
No	19	48.7%
Maybe	9	23.1%
Total	39	100.0%

**Additional comments**

21 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 is site appropriate for future housing and employment in Mid-Bedfordshire are:

- The site is too far outside the village
- No adequate local services or infrastructure.

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

- It is a brownfield site
- It would not add to congestion within the village
- It would benefit from the soon to be developed park land and footpath to the east of the site.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Do not support	This site is distant from the village and development would create an isolated community, far separated from village amenities. New dwellings should not be accepted here. The site is already licensed for business use, and continued development in this mode would be acceptable and, for employment opportunities, should be encouraged.
Clophill Parish Plan Steering Group	Support	Identified as the most popular site for future development in parish survey due to low impact it would have on traffic volumes through the village.

**Ref Number: H041**

**Submission type:** Housing

**Site Name/Address:** Land adj. Jaques Farm, Jaques Lane, Clophill

**Submitted proposal:** Development of 15-20 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 31**

**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 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 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 type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	3.3%
No	25	83.3%
Maybe	4	13.3%
Total	30	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:

- Both the High Street and Jaques Lane – the proposed access points – are narrow and not suitable for increased traffic volume
- Development on the site would have a detrimental impact on a greenfield area and wildlife habitat.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Support (with conditions)	Jacques Lane is narrow with difficult egress to the High Street and should not be required to support a significant development (the owner, Mr Sheppard had proposed 15 - 20 dwellings). The Parish Council considers that up to five dwellings, continuing the existing building line, should be allowed, but none to the rear. Jacques Lane is currently poorly drained and any construction must be required to provide drainage which will not worsen the problems of current householders.

**Ref Number: H042**

**Submission type:** Housing

**Site Name/Address:** Dwelling and garden land to the rear of 122a & 124 High Street, Clophill

**Submitted proposal:** Development of 12-15 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:**29

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

**Site development suitability**

	Count	Percent
Yes	1	3.3%
No	24	80.0%
Maybe	5	16.7%
Total	30	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 housing in Mid-Bedfordshire are:

- The High Street is already very congested, especially at peak times, and could not support the additional vehicles
- Development of the site would have a detrimental effect on the rural environment, the Flit Valley and local wildlife.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Support (with conditions)	The plan will involve the demolition of No 122A. (the owner, Mr Sheppard, had suggested 12 - 15 dwellings). No 124 is an ancient, Listed thatched cottage next to which any development must be undertaken with great care. The area is an important part of the High Street, containing other historically and archeologically valuable dwellings. It is currently under consideration for inclusion in the Conservation Area. A previous planning inspector had stated, firmly, that there should not be developments behind existing properties in the High Street. The Parish Council considers that two large or three small dwellings would be acceptable on the existing building line, but none to the rear.
Clophill Parish Plan Steering Group	Do not support	Identified as an unpopular site in parish survey due to a concern about the extent of infill within the old village.

**Ref Number: H073**

**Submission type:** Housing

**Site Name/Address:** Land rear of Clophill House, High Street, Clophill

**Submitted proposal:** Development of 8- 10 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 25

**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 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	3.8%
No	15	57.7%
Maybe	10	38.5%
Total	26	100.0%

**Additional comments**

23 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:

- The roads surrounding the site are very narrow country lanes and could not cope with additional traffic volume
- Development of the site would have a detrimental impact on the rural setting.

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However, a small number of respondents noted that they would support the development of a smaller number of dwellings that were sympathetic to the surroundings. A preference for smaller affordable homes was also expressed.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Do not Support	This is considered unacceptable and inappropriate development on rising ground to the skyline and above the important Grade 2 Listed Clophill House. On an earlier, separate appeal the inspector refused permission even for a low retaining wall to be built abutting the west side of this field as it would be highly visible on the skyline of an important area.
Clophill Parish Plan Steering Group	Do not support	Identified as an unpopular site in parish survey due to a concern about the extent of infill within the old village.

**Ref Number: H093**

**Submission type:** Housing

**Site Name/Address:** The Old Sandpit, Great Lane, Clophill

**Submitted proposal:** Development of 6-8 dwellings

**Period of consultation:** Round one

**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 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	9.5%
No	12	57.1%
Maybe	7	33.3%
Total	21	100.0%

**Additional comments**

18 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:

- The roads surrounding the site are very narrow country lanes and could not cope with additional traffic volume
- Development of the site would have a detrimental impact on the rural setting.

Site Allocations, Issues and Options Consultation

A small number of respondents said that they would support the development of a smaller number of dwellings.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Support (with conditions)	Great Lane is narrow and this mitigates against any significant development (the owner, Mr Lewis, had proposed 6 – 8 dwellings). Development here would not be intrusive and the Parish Council believes that five dwellings would be acceptable.
Clophill Parish Plan Steering Group	Support	Identified as popular site in parish survey.

**Ref Number: H150**

**Submission type:** Housing

**Site Name/Address:** Land West of Jaques Lane, Clophill

**Submitted proposal:** Development of 8 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 28

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

**Site development suitability**

	Count	Percent
Yes	2	6.9%
No	21	72.4%
Maybe	6	20.7%
Total	29	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:

- Jacques Lane is too narrow to support any further traffic;
- The site is prone to flooding
- The site backs on to an important lakeland area.

Again, a small number of respondents expressed support for a smaller number of dwellings than that proposed.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Support (with conditions)	As stated earlier, Jacques Lane is narrow and has a difficult egress to the High Street. The west side of this site is low and backs on to the river. Although the eastern side is not on the flood plain, the water table is very high and the land can be boggy making building difficult, requiring piling, and any development will require extreme care not to cause flooding to neighbouring properties or to increase their existing drainage problems. This concern relates not only to water on the proposed site but also to the drainage of Jacques Lane itself. However, dwellings exist at both ends of this site. (the owners, the Anthony Catlin Will Trust have proposed 8 dwellings). The Parish Council believes that only 5 dwellings should be permitted in line with the existing dwellings to the north, providing the drainage problems receive the required priority. Again, there must be no development deeper into this field.

**Ref Number: H157**

**Submission type:** Housing

**Site Name/Address:** Land adjacent Castle Hill Court, Shefford Road, Clophill

**Submitted proposal:** Development of 10 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 25

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

**Site development suitability**

	Count	Percent
Yes	9	37.5%
No	7	29.2%
Maybe	8	33.3%
Total	24	100.0%

**Additional comments**

22 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that development of the site will add to congestion in the village.

Those in favour of the site highlight that it is for a sensible number of dwellings and that the site is unsightly in its current state.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Clophill Parish Council	N/A	No Comment

**Ref Number: H268**

**Submission type:** Housing

**Site Name/Address:** Church Fields, Great Lane, Clophill

**Submitted proposal:** Development of up to 180 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 50

**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 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	0.0%
No	48	98.0%
Maybe	1	2.0%
Total	49	100.0%

**Additional comments**

43 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:

- Congestion on the High Street
- A site of this scale would have a damaging effect on the local countryside and is out of keeping with the village environment.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Do not support	This site would feed onto Great Lane and Old Church Path, neither capable of accepting the additional traffic. Building on the rising ground from the village away from the settlement envelope would create an unacceptable and highly visible urban sprawl and obscure views of the Old Church. The Parish Council considers this development to be inappropriate and unacceptable for any number of dwellings.
Clophill Parish Plan Steering Group	Do not support	Identified as an unpopular site in their parish survey due to size and poor location.

**Ref Number: H269**

**Submission type:** Housing

**Site Name/Address:** Church Fields, Old Church Track, Clophill

**Submitted proposal:** Development of 207 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 41

**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 type="checkbox"/>	<input checked="" 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 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	0.0%
No	39	97.5%
Maybe	1	2.5%
Total	40	100.0%

**Additional comments**

34 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:

- Congestion on the High Street
- A site of this scale would have a damaging effect on the local countryside and is out of keeping with the village environment.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Do not support	This site would be accessed from Old Church Path which is quite inadequate to service any development. Building here, away from the settlement envelope, would create an unacceptable, inappropriate and highly visible urban sprawl on ground ascending from the village, again blocking views of the old church.
Clophill Parish Plan Steering Group	Do not support	Identified as an unpopular site in their parish survey due to size and poor location.

**Ref Number: H271**

**Submission type:** Housing

**Site Name/Address:** Mouse Farm, Shefford Road, Clophill

**Submitted proposal:** Development of 2-7 dwellings

**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"/>
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	16.7%
No	15	62.5%
Maybe	5	20.8%
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. The key reason respondents do not think this site appropriate for future housing in Mid-Bedfordshire is that it would have a detrimental visual impact on a greenfield site which is an important wildlife habitat.

A small number of respondents accepted that this site would be suitable for a small number of dwellings.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Clophill Parish Council	Do not support	This site is separated from the last houses on Shefford Road. Building here would constitute unacceptable ribbon development. The village is already developed to the limit of linear growth away from amenities. Any development here would facilitate future infill with the village houses to the west and the existing agricultural houses to the east and lead to inappropriate and undesirable linear development towards Beadlow. Highway access here is a major problem as the site will not permit an access splay required by Highways (pace the problem currently faced by the occupants of the adjacent field for the construction of stables). Development here also would damage attractive views to the wooded Greensand Ridge to the north.

**Ref Number: H316**

**Submission type:** Housing

**Site Name/Address:** The Field, Little Lane, Clophill

**Submitted proposal:** Residential development of 5 dwellings

**Period of consultation:** Round two

**Total number of surveys/representations submitted:** 10

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

**Site development suitability**

	Count	Percent
Yes	0	.0%
No	5	83.3%
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 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 current aptly named 'Little Lane' would need to be widened. All respondents feel the widening of the lane would adversely affect the attractiveness of the area and not worth the gain of five houses. Some also felt the steepness and junction with Great Lane would make it hazardous.

**Ref Number: H353**

**Submission type:** Housing

**Site Name/Address:** Field to Rear of 95 High Street, Clophill

**Submitted proposal:** Development of 25 houses or sheltered accommodation block or residential home

**Period of consultation:** Round two

**Total number of surveys/representations submitted: 3**

**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 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 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	0	.0%
No	0	.0%
Maybe	3	100.0%
Total	3	100.0%

**Additional Comments**

Three people made additional comments about this site. In keeping with the table above additional comments were in partial agreement with the site so long as the access road was considered thoroughly. Mixed opinions were collected as to the most appropriate access road but there was agreement on not using Town Shott for access.

Site Allocations, Issues and Options Consultation

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