

Site Allocations, Issues and Options Consultation: Everton

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.*

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4.3.11 Everton

Round one consultation - Eight sites have been submitted for potential residential development in Everton.

A public exhibition of these sites was held at Potton Community Centre on Friday 7th March 2008, between 1.00pm and 8.00pm.

Round two consultation - No additional sites/proposals have been submitted as part of the second round of Issues and Options consultation.

Public response - From the Talk to Mid Beds website going live in February 2008 there were 290 visits to the Everton parish pages (up to end of 22nd September 2008) while four postal packs were distributed during the two rounds of consultation.

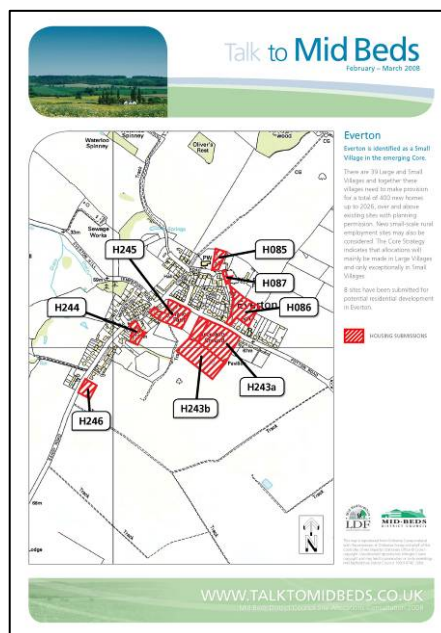


Figure 1 - Round one consultation sites

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

General issues with development in Everton

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. In summary these are:

- Education facilities in the village are limited
- There is no local shop
- No doctors surgery
- People living in Potton are forced to drive to the nearest station in Sandy, where there are problems with parking capacity
- The Parish Council consider any further development, other than a small number of affordable properties where there has been a proven need, is not in the interests of the village as a whole.

Potential development sites in Everton

Ref Number: H085

Submission type: Housing

Site Name/Address: Park Farm House, Church Lane, Everton

Submitted proposal: Development of 2 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 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 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	16.7%
No	3	50.0%
Maybe	2	33.3%
Total	6	100.0%

Additional comments

Two people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Due to the small number of comments made, no overriding key themes emerged. However, comments touched upon the lack of local services and infrastructure and the need for the school to be supported if development were to take place.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Everton Parish Council	Do not Support	The proposal by Mr Seward at Park Farm House is adjacent to the village church which is an important valuable listed building in the village. Development that has been allowed in the vicinity of the church is compatible in size and layout with the short road where the churchyard wall is the main boundary to this part of the village. The current farmhouse lies in the far corner of the site well away from the church, any development nearer the church would interfere with the view across to the Eastern end of the church where there is a large window over the altar, and the morning sunlight enters the nave. The council therefore object to this site as it is not suitable for development.

Ref Number: H086

Submission type: Housing

Site Name/Address: Land at Potton Road/Green Lane, Everton

Submitted proposal: Development of 21 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 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 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	16.7%
No	3	50.0%
Maybe	2	33.3%
Total	6	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 comments made, no overriding key themes emerged. However, comments touched upon the lack of infrastructure, services and facilities, and development need.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Everton Parish Council	Do not Support	The proposal for this site of 21 dwellings is on back land behind properties on Potton Road and is currently an open field, likewise the site for one dwelling. The proposed access onto Potton Road is by the school. Potton Road at this point is straight although within the speed limit suffers from speeding and lorry traffic from the nearby gravel extraction pit and lorries cutting though the A1 via Sandy. The Parish Council have requested a pedestrian crossing from Beds Highways without success. There is no proven need for this number of new properties in the village, as previously stated in our representations in relation to Everton Estates proposals.

Ref Number: H087

Submission type: Housing

Site Name/Address: Green Lane, off Potton Road, Everton

Submitted proposal: Development of 1 dwelling

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 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 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 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	16.7%
No	4	66.7%
Maybe	1	16.7%
Total	6	100.0%

Additional comments

Four people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development. Due to the small number of comments made no overriding key themes emerged. However, comments from those who think the site would not be appropriate for future housing in Mid Bedfordshire touched upon loss of greenfield, road safety and infrastructure.

Ref Number: H243a

Submission type: Housing

Site Name/Address: The Recreation Ground, Potton Road, Everton

Submitted proposal: Development of 33 dwellings, village hall & sportsfield

Period of consultation: Round one

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 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 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 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	2	20.0%
No	8	80.0%
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 largely opposed to development. Key reasons respondents do not think this site appropriate for future housing in Mid-Bedfordshire are:

- Development would result in the loss of the recreation ground
- Development of the site has the potential to have a detrimental impact on road infrastructure and traffic congestion

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- Infrastructure, local services and facilities will be unable to sustain development
- Villagers have already made clear their opposition to the proposals.

Ref Number: H243b

Submission type: Housing

Site Name/Address: Land rear of the Recreation Ground, Potton Road, Everton

Submitted proposal: Development of 33 dwellings, village hall & sportsfield

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 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 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 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	14.3%
No	6	85.7%
Maybe	0	0.0%
Total	7	100.0%

Additional comments

Two people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development. Due to the small number of comments made, no overriding key themes emerged. However, comments from those who think the site would be not be appropriate for future housing in Mid Bedfordshire touched upon separation of sports field and playground, and development need.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Everton Parish Council	Do not Support	First of all, the council wish to point out this site is outside the current settlement (envelope), in the Local Plan, and would extent that settlement into back land which the village dos not require.

Ref Number: H244

Submission type: Housing

Site Name/Address: 21 Sandy Road, Everton

Submitted proposal: Development of 7 new dwellings and 1 renovation

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

Site development suitability

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

Additional comments

Two people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development. Due to the small number of comments made no overriding key themes emerged. However, comments from those who think the site would be not be appropriate for future housing in Mid Bedfordshire touched upon infrastructure, development need and road safety.

Ref Number: H245

Submission type: Housing

Site Name/Address: Manor Farm, Everton

Submitted proposal: Development of 22 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	12.5%
No	6	75.0%
Maybe	1	12.5%
Total	8	100.0%

Additional comments

Three people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development. Due to the small number of comments made no overriding key themes emerged. However, comments from those who think the site would not be appropriate for future housing in Mid-Bedfordshire touched upon the lack of infrastructure, development need and road safety.

Ref Number: H246

Submission type: Housing

Site Name/Address: Part of The Heath, Everton

Submitted proposal: Development of 8 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 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 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	3	37.5%
No	3	37.5%
Maybe	2	25.0%
Total	8	100.0%

Additional comments

Four people made additional comments about this site. In keeping with the table above, the additional comments were mixed. Due to the small number of comments made no overriding key themes emerged. However, comments touched upon the need for affordable housing and regarded the infilling of the site positively.

A full list of survey additional comments to sites in Everton can be found in Appendix One. Representations made by email are shown in Appendix Two. Full

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written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Everton can be found in Appendix Four.