

Site Allocations, Issues and Options Consultation: Gravenhurst

September 2008

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
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.*

CONTENTS	Page
4.3.15 Gravenhurst	1491
Potential Development Sites in Gravenhurst	
H028	1492
H092	1494
H102	1496
H207	1498
H270	1500
Appendices	1502
Appendix One - Survey Additional Comments	1503
Appendix Two - Email Representations	1510
Appendix Three - Letters and Reports	1512
Appendix Four - Respondent's Postcodes	1526

4.3.15 Gravenhurst

Round one consultation - Five sites have been submitted for potential residential development in Gravenhurst.

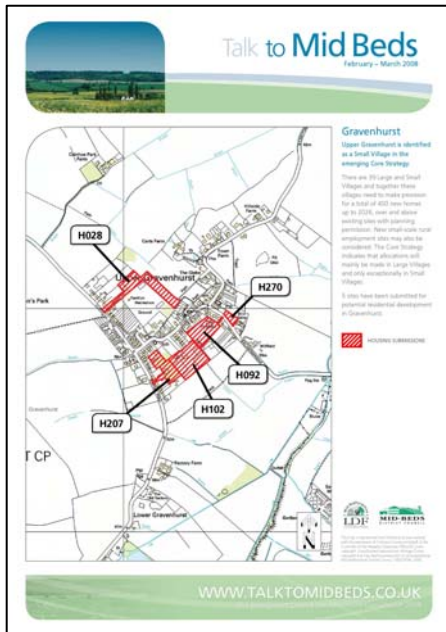


Figure 1 - Round one consultation sites

A public exhibition of these sites was held at Lower Stondon Village Hall on Wednesday 26th 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 300 visits to the Gravenhurst parish pages (up to end of 22nd September 2008) while five postal packs were distributed during the two rounds of consultation.

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

General issues with development in Gravenhurst

A number of issues have been highlighted by residents which they feel should be taken into consideration for all potential sites in the parish. These largely relate to insufficient local services, facilities and amenities to cope with extra development and concerns about additional traffic volume.

Potential development sites in Gravenhurst

Ref Number: H028

Submission type: Housing

Site Name/Address: Land rear of 55 Clophill Road, Upper Gravenhurst

Submitted proposal: Development of 2-3 barn conversion style 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 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 checked="" type="checkbox"/>	<input 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 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	1	25.0%
No	3	75.0%
Maybe	0	0.0%
Total	4	100.0%

Additional comments

Five 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 people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The roads are already very busy in the village especially at peak times
- There is a need for affordable housing in the village which this does not fulfil.

However, one respondent did highlight that it would regenerate a currently redundant area.

Views of town/parish council and civic organisations:

Organisation/ council	Support/do not support allocation	Comments
Gravenhurst Parish Council	Do not support	The Parish Council undertook a housing needs survey two years ago. The results showed a need for approximately 10 smaller properties to enable younger people to stay in the village. This need would be catered for in the proposed low cost housing development on the allotments. It would also enable young families to stay in the village and support the local school. The proposed barn conversions at the rear of Clophill Road would not be in the price bracket of young village people.

Ref Number: H092

Submission type: Housing

Site Name/Address: The Pyghtle, Shillington Road, Gravenhurst

Submitted proposal: Development of 20-25 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 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 checked="" type="checkbox"/>	<input 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	7	87.5%
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 were overwhelmingly opposed to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Problems with traffic and roadside parking on Shillington Road
- Narrow access to the site
- Lack of local facilities
- Poor public transport.

Views of town/parish council and civic organisations:

Organisation/ council	Support/do not support allocation	Comments
Gravenhurst Parish Council	Do not support	The Parish Council undertook a housing needs survey two years ago. The results showed a need for approximately 10 smaller properties to enable younger people to stay in the village. This need would be catered for in the proposed low cost housing development on the allotments. It would also enable young families to stay in the village and support the local school. The proposed development at The Pyghtle would be far in excess of the number required for local people, would change the character of the village by being such a big development and would add too much traffic to Shillington Road.

Ref Number: H102

Submission type: Housing

Site Name/Address: Oakridge, 13 Orchard Close Upper Gravenhurst

Submitted proposal: Development of 10 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 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 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	11.1%
No	7	77.8%
Maybe	1	11.1%
Total	9	100.0%

Additional comments

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

- Potential worsening of traffic on Orchid Road which could create a danger for children coming out of the School
- Lack of local facilities.

Views of town/parish council and civic organisations:

Organisation/ council	Support/do not support allocation	Comments
Gravenhurst Parish Council	Do not support	The Parish Council undertook a housing needs survey two years ago. The results showed a need for approximately 10 smaller properties to enable younger people to stay in the village. This need would be catered for in the proposed low cost housing development on the allotments. It would also enable young families to stay in the village and support the local school. The proposed development at Orchard Close would not be low cost housing which is what is needed in the village.

Ref Number: H207

Submission type: Housing

Site Name/Address: Land to the rear of 9 - 13 Barton Road, Upper Gravenhurst

Submitted proposal: Development of 20-30 dwellings

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 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 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	0	0.0%
No	5	71.4%
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 were overwhelmingly opposed to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Has the potential to increase traffic congestion
- Lack of local facilities.

Views of town/parish council and civic organisations:

Organisation/ council	Support/do not support allocation	Comments
Gravenhurst Parish Council	Do not support	The Parish Council undertook a housing needs survey two years ago. The results showed a need for approximately 10 smaller properties to enable younger people to stay in the village. This need would be catered for in the proposed low cost housing development on the allotments. It would also enable young families to stay in the village and support the local school. The proposed development behind Barton Road would be very much in excess of the number of homes required according to the housing needs survey and would change the character of the village by being such a big development in a small village.

Ref Number: H270

Submission type: Housing

Site Name/Address: Allotments, Shillington Road, Gravenhurst

Submitted proposal: Development of 7-8 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 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 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	2	40.0%
No	1	20.0%
Maybe	2	40.0%
Total	5	100.0%

Additional comments

Five people made additional comments about this site. Despite the points highlighted in opposition to other sites in the village (potential traffic congestion and lack of services and facilities), it was accepted by numerous respondents that there was a need for low cost/affordable housing in the village so that local people, especially young people, could stay in the area

Views of town/parish council and civic organisations:

Organisation/ council	Support/do not support allocation	Comments
Gravenhurst Parish Council	Does support	The Parish Council undertook a housing needs survey two years ago. The results showed a need for 8 - 10 smaller properties to enable younger people to stay in the village. This need would be catered for in the proposed low cost housing development on the allotments. It would also enable young families to stay in the village and support the local school as these would be the type of people likely to buy or rent these properties.

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