

Site Allocations, Issues and Options Consultation: Haynes

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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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4.3.17 Haynes

Round one consultation - One site has been submitted for potential residential development in Haynes.

A public exhibition of this site was held at Houghton Conquest Village Hall on 21st February 2008, between 1.00pm and 8.00pm.

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

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 site

A supplementary exhibition relating to sites in Haynes was held on 24th July in Haynes Village Hall between 5.00pm and 8.00pm and was facilitated by Mid Beds planning officers.

Public response - From the Talk to Mid Beds website going live in February 2008 there were 637 visits to the Haynes parish pages (up to end of 22nd September 2008).

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

General issues with development in Haynes

Key issues are:

- Roads and traffic - increased traffic, especially at the junction with the A6 which is already hazardous and access onto the A600 would make the roads in the area dangerous for both vehicle users and pedestrians
- Infrastructure - Inability of local infrastructure to cope with more development, especially drainage/ sewers, water and electricity supply.

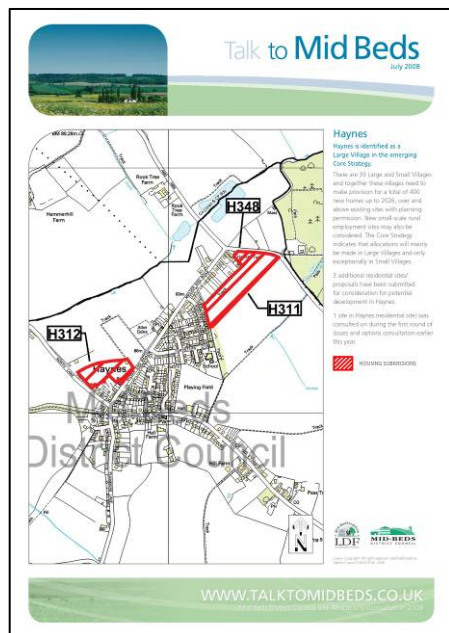


Figure 2 - Round two consultation sites

Potential development sites in Haynes

Ref Number: H283

Submission type: Housing

Site Name/Address: Seven Acre Field, Land adjacent to "Lazared", Haynes West End

Submitted proposal: Development of up to 85 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 20

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	0%
No	17	100%
Maybe	0	0%
Total	17	100%

Additional comments

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

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- Increased traffic, especially at the junction with the A6 which is already hazardous, would make the roads in the area dangerous for both vehicle users and pedestrians
- In ability of local infrastructure to cope with more development, especially drainage/sewers, water and electricity supply
- Lack of local facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Haynes Parish Council	Do not support	The site is within the tiny hamlet of Haynes West End which has no local amenities. The development would also be completely out of character in this rural area.

Ref Number: H311

Submission type: Housing

Site Name/Address: Land at High Road (A600), Haynes

Submitted proposal: Residential development proposed

Period of consultation: Round two

Total number of surveys/representations submitted: 83

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	.0%
No	71	91.0%
Maybe	7	9.0%
Total	78	100.0%

52 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 respondents do not think this site is inappropriate for future housing in Mid-Bedfordshire are:

- The A600 is identified as a particularly busy road from which access for a new development would be hazardous
- Development of this site would alter the character of Haynes
- The proposed development is too large for the local infrastructure such as water and sewerage systems
- There is a lack of local services and facilities

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- Development of the site would result in a loss of greenfield land and wildlife habitat.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Haynes Parish Council	Do not support	Development of this site would cause major access problems and would have the potential to alter the character of the village/community. as Haynes is borderline "large village" a development of this size would be inappropriate. 'Haynes has limited infrastructure and can only accommodate a small no of small (single plot) developments on brown field sites. this site is outside the current building lines.

Ref Number: H312

Submission type: Housing

Site Name/Address: Land at North Lane and the Stocking, 12 North Lane, Haynes

Submitted proposal: Residential development proposed. Number of dwellings not known

Period of consultation: Round two

Total number of surveys/representations submitted: 90

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

Site development suitability

	Count	Percent
Yes	4	4.5%
No	75	85.2%
Maybe	9	10.2%
Total	88	100.0%

Additional Comments

61 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 respondents do not think this site is inappropriate for future housing in Mid-Bedfordshire are:

- Access to the site is inadequate via a narrow lane
- Development of this site would alter the character of Haynes

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- Local infrastructure such as water and sewerage systems are not sufficient for extra development to take place
- There is a lack of local services and facilities
- Development of the site would result in a loss of agricultural land.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Haynes Parish Council	Do not support	Access issues are paramount with regard to this site, both in north lane and silver end road. also service infrastructure in the village is inadequate for large development. 'This is outside the building lines are far too big a site to develop. Haynes does not have the infrastructure in place to accommodate more than a few single plot developments.

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Ref Number: H348

Submission type: Housing

Site Name/Address: Land at Haynes Turn, Bedford Road, Haynes

Submitted proposal: Residential development of approximately 7 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 71

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 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	10	14.9%
No	42	62.7%
Maybe	15	22.4%
Total	67	100.0%

Additional Comments

40 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 respondents do not think this site is inappropriate for future housing in Mid-Bedfordshire are:

- Access from the A600 would be hazardous
- Local infrastructure such as water and sewerage systems are not sufficient for extra development to take place
- There is a lack of local services and facilities.

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Respondents commenting that the site would or maybe appropriate for future housing in Mid Bedfordshire noted the sites smaller size but that consideration would have to be given to the A600 and additional traffic.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Haynes Parish Council	Support	Access issues would need to be addressed, but otherwise this site could be suitable. This is outside the current building lines. Haynes does not have the infrastructure to accommodate more than a small number of single plot developments

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