

Site Allocations, Issues and Options Consultation: Houghton Conquest

Final Revision – December 12th 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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4.3.19 Houghton Conquest

Round one consultation - 12 sites have been submitted for potential development in Houghton Conquest: nine residential sites, two employment sites and one site for mixed use.

A public exhibition of these sites was held at Houghton Conquest Village Hall on Thursday 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 Houghton Conquest.

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.

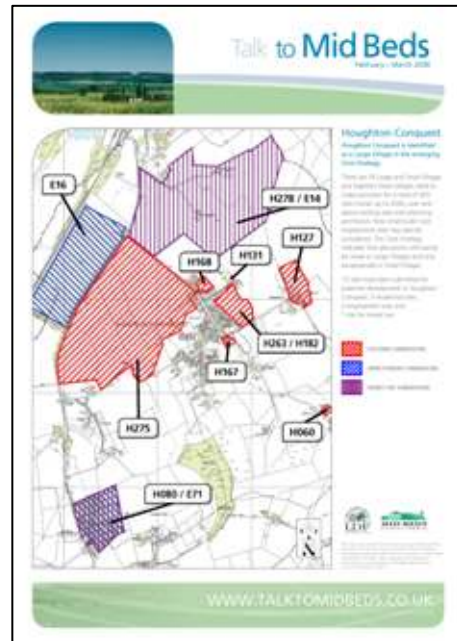


Figure 1 -Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1045 visits to the Houghton Conquest parish pages (up to end of 22nd September 2008) while 21 postal packs were distributed during the two rounds of consultation.

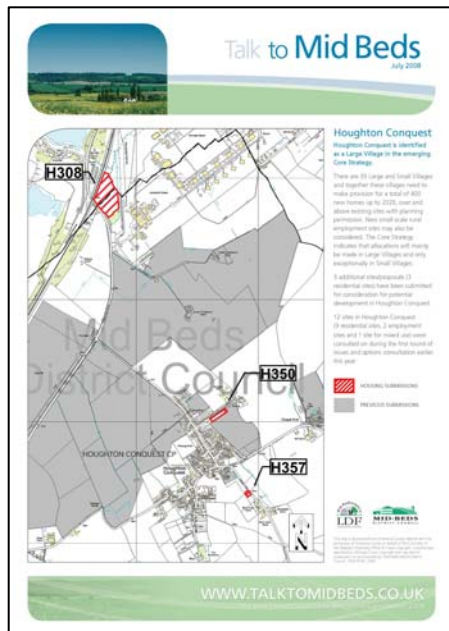


Figure 2 - Round two consultation sites

1012 surveys and representations were received relating to development in the parish and the submitted sites.

General issues with development in Houghton Conquest

A number of issues have been highlighted by residents, Houghton Conquest Parish Council and Ampthill preservation society which they feel should be taken into consideration for all potential sites in the parish.

These issues can be summarised as:

- Extensive development is already underway and more planned at the nearby Wixams and Nirah sites. Houghton Conquest should therefore be given some “breathing space” before

more development can happen

- Infrastructure in the parish is already stretched
- The danger of village becoming a “rat run”.

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The Parish Council does not support development on any of the proposed sites in the parish for the following reasons:

1. There are already several thousand new homes being built adjacent the village.
2. There is no evidence of further housing requirement within the parish. Current houses up for sale are moving very slowly.
3. The village does not have the infrastructure in place to support any more residents.
4. With Wixams and Nirah both close by, Houghton Conquest is in danger of becoming a busy "rat run" village, without the highways and other services in place to support this.
5. The village is in danger of losing its character and rural appeal.
6. Planning consent has already been given to 40 plus houses in the village recently - further adding to the burden.
7. The residents are generally very unhappy about the proposed sites, which is borne out by the very high attendance at your recent road show. The Parish Council have been inundated with residents complaining about the over development of the area.

In addition, Ampthill & District Preservation Society made the following general comment:

This is a small village which is already overwhelmed by proposed substantial developments nearby at Wixams, Nirah and the suggested Waste Incinerator at Rookery Pit, Stewartby. It should be permitted a breathing space before any further large expansion is considered.

Note: A large number of surveys were returned for Houghton Conquest with uniform responses for all sites.

Potential development sites in Houghton Conquest

Ref Number: H060

Submission type: Housing

Site Name/Address: Hawhills Farm, London Lane, Houghton Conquest

Submitted proposal: Development of 20 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 66

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 type="checkbox"/>	<input checked="" 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	10	15.4%
No	47	72.3%
Maybe	8	12.3%
Total	65	100.0%

Additional comments

49 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:

- The road in and around the village will not take the additional volume of cars, especially with the Wixams and Centre Parcs developments being built in the same time frame

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- The settlement is remote from the rest of the village
- The village has had enough development already with the nearby Wixams development.

However, it was felt by some respondents that the brownfield nature of the site and the fact it was for a relatively small number of dwellings (even less would be preferable) made it more appropriate for development than others in the area.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill & District Preservation Society	Support	No objection

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Ref Number: H080

Submission type: Mixed Use

Site Name/Address: Reddings Wood, Houghton Conquest

Submitted proposal: Development of 370 dwellings and light industrial /research & development use

Period of consultation: Round one

Please note this site is located within Ampthill and Houghton Conquest.

Total number of surveys/representations submitted: 102

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 and 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 housing and 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	22	22.7%
No	61	62.9%
Maybe	14	14.4%
Total	97	100.0%

Additional comments

81 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:

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- The roads in and around the village are will not take the additional volume; of cars, especially with the Wixams and Centre Parcs developments being built in the same time frame
- The site would also create congestion problems in Ampthill
- The settlement is remote from the rest of the village
- The proposal is for far too many dwellings and threatened to turn a village into a town;
- The village has had enough development already with the nearby Wixams development.

However, it was felt by some respondents that if the number of dwellings proposed was reduced, then this site would be appropriate than others in the area. Other respondents felt that the site was more appropriate for employment than housing.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill Town Council group	-	The Town Council do not support any residential development on this area of land as it is too far from the existing settlement of town.
Ampthill Preservation Society	Do not support	This is remote from shops, schools and other services and well beyond existing settlement. A previous application for new housing was rightly refused and circumstances have not changed.
ReVamp – town plan steering	Do not support	Whilst we are happy to see opportunities for further jobs – especially professional jobs – on this industrial site, it is not appropriate to start a new residential development outside the town boundary.
Ampthill Chamber of Commerce & Industry	-	The Ampthill Chamber of Trade & Commerce totally oppose the development of any part of this site for <u>residential</u> purposes. It is too far out of the Ampthill urban area to be justified. The accessibility information quoted clearly shows this is the case. On the other hand as this is already a commercial site providing employment in the locality, we would therefore welcome and support any Planning Application which is submitted, which is in character with the vicinity and which would lead to greater employment on this site.

Ref Number: H127

Submission type: Housing

Site Name/Address: Chapel End Farm, Chapel End, Houghton Conquest

Submitted proposal: Development of 150 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 82

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 type="checkbox"/>	<input checked="" 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	2	2.5%
No	67	84.8%
Maybe	10	12.7%
Total	79	100.0%

Additional comments

65 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:

- The roads in and around the village will not take the additional volume of cars, especially with the Wixams and Centre Parcs developments being built in the same time frame
- The settlement is remote from the rest of the village

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- The proposal is for far too many dwellings and threatened to turn a village into a town
- The village has had enough development already with the nearby Wixams development.

A few respondents thought that this site was preferable to others in the village if the number of dwellings was reduced.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	Rural farm land which would more than double the size of Chapel End and change its character. Also remote from the main village and its services.

Ref Number: H131

Submission type: Housing

Site Name/Address: Mill House, Mill Lane, Houghton Conquest

Submitted proposal: Development of 2 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 62

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	29	46.8%
No	25	40.3%
Maybe	8	12.9%
Total	62	100.0%

Additional comments

45 people made additional comments about this site. In keeping with the table above, the additional comments expressed a mixture of views. Those respondents in favour of the site highlighted:

- That it is a brownfield site
- That if it is developed the windmill and mill buildings should be retained
- The number of dwellings proposed would have little impact on the village
- That if development goes ahead Mill Lane would need repair/resurfacing
- That development should be sympathetic to surrounds
- Support for eco-development and the example it would set.

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

- Congestion
- The amount of development the village has seen and will see in the near future with the Wixams development.

NOTE: The results for site H131 have been affected by uniform responses from Houghton Conquest residents.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill & District Preservation Society	Support	No objection

Ref Number: H167

Submission type: Housing

Site Name/Address: Land at Village Farm, Chapel End Road, Houghton Conquest

Submitted proposal: Development of 30 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 61

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	8	13.1%
No	45	73.8%
Maybe	8	13.1%
Total	61	100.0%

Additional comments

50 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:

- The roads in and around the village will not take the additional volume of cars, especially with the Wixams and Centre Parcs developments being built in the same time frame
- As the site is in a central position it will also significantly worsen “rat runs” through Bedford Road and Grove/High Street

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- The additional traffic would make the already dangerous junctions with Bedford Road and the A6, and B530 even worse
- The village has had enough development already with the nearby Wixams development
- Threatens the character of the village.

More supportive comments suggested that the site was more suitable than others in the area because:

- The site and number of dwellings proposed is not “too” big
- The site is near the edge of the settlement while not being unconnected.

Ref Number: H168

Submission type: Housing

Site Name/Address: Land at Bedford Road, Houghton Conquest

Submitted proposal: Development of 52 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 88

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	4	4.5%
No	76	86.4%
Maybe	8	9.1%
Total	88	100.0%

Additional comments

72 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:

- The roads in and around the village are will not take the additional volume of cars, especially with the Wixams and Centre Parcs developments being built in the same time frame
- The additional traffic would make the already dangerous junctions with Bedford Road and the A6, and B530, even worse

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- The village has had enough development already with the nearby Wixams development
- Insufficient infrastructure to support additional development.

Those comments that were supportive highlighted the good position of the site but expressed concern that the number of dwellings proposed was too large for the site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill & District Preservation Society	Support	No objection

Ref Number: H182

Submission type: Housing

Site Name/Address: Land at Hill Farm, Chapel End, Houghton Conquest

Submitted proposal: Development of 150 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 75

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	69	94.5%
Maybe	4	5.5%
Total	73	100.0%

Additional comments

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

- The number of dwellings proposed is inappropriate for a village
- The roads in and around the village will not be able to cope with the additional traffic volume
- The schools in the area do not have capacity.

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Ref Number: H263

Submission type: Housing

Site Name/Address: Land at Hill Farm, Chapel End, Houghton Conquest

Submitted proposal: Development of 150 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 81

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 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	1	1.3%
No	75	93.8%
Maybe	4	5.0%
Total	80	100.0%

Additional comments

64 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:

- The number of dwellings proposed is inappropriate for a village
- The roads in and around the village will not be able to cope with the additional traffic volume
- The schools in the area do not have capacity.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	A very large expansion of the village which would change its character.

Site Allocations, Issues and Options Consultation

Ref Number: H275

Submission type: Housing

Site Name/Address: 'Camel' Land off Bedford Road (B530) West of Houghton Conquest

Submitted proposal: Development of 1,000 dwellings, school and plantation

Period of consultation: Round one

Total number of surveys/representations submitted: 136

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 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	2	1.5%
No	125	94.0%
Maybe	6	4.5%
Total	133	100.0%

Additional comments

112 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:

- The number of dwellings proposed and size of the site is far too many/big and would destroy the character of the village, effectively turning it into a small town
- Local roads could not cope with the increased number of cars

- Schools do not have capacity
- Infrastructure could not cope.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	A vast area of rural farm land which would change the village into a small town and adjoin the Nirah site. In view of the development of the nearby Wixams town, cannot be justified.

Ref Number: H308

Submission type: Housing

Site Name/Address: Former Hostel Site, Bedford Road, Houghton Conquest

Submitted proposal: Residential development of 155 (of which approximately 77 will fall within the boundary of Mid Beds District Council)

Period of consultation: Round two

Total number of surveys/representations submitted: 11

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	0	.0%
No	10	90.9%
Maybe	1	9.1%
Total	11	100.0%

Additional Comments

Ten people made additional comments about this site. In keeping with the table above the additional comments were largely opposed to the development of this site. The key reasons respondents do not think this site is suitable for future housing in Mid-Bedfordshire are:

- The site is on a floodplain
- Increase in traffic/congestion problems
- Services/infrastructure would be put under increased pressure

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill and District Preservation Society	Do not support	This land is an attractive green area of woodland and scrub which is on a flood plain. We Object
Houghton Conquest Parish Council	Do not support	This is on a flood plain. Also previous planning applications for this site have always been refused.

Site Allocations, Issues and Options Consultation

Ref Number: H350

Submission type: Housing

Site Name/Address: Land at Mill Lane, Houghton Conquest

Submitted proposal: Residential development of 14 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 16

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	0	.0%
No	14	87.5%
Maybe	2	12.5%
Total	16	100.0%

Additional Comments

15 people made additional comments about this site. In keeping with the table above the comments were largely in opposition to the development of housing. The key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Existing access road is too narrow for additional use
- Increased traffic/congestion
- Increased pressure on existing infrastructure/services.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill & District Preservation Society	Support	No objection
Houghton Conquest Parish Council	Do not support	Very poor infrastructure in the area, the road is narrow and access would be problematic

Ref Number: H357

Submission type: Housing

Site Name/Address: Bury Leys Farm, London Lane, Houghton Conquest

Submitted proposal: Residential development of 3 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 5

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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%
No	5	100.0%
Maybe	0	.0%
Total	5	100.0%

Additional Comments

Five people made additional comments about this site. In keeping with the table above all the comments were opposed to the development of future housing. The main reasons respondents do not think this site is appropriate are that it lies outside the existing settlement envelope and would be an encroachment on greenbelt land.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	This site is a long way from the village settlement and construction of three dwellings would be out of character from its essential rural nature. We Object

Site Allocations, Issues and Options Consultation

Ref Number: H278/E14

Submission type: Mixed Use

Site Name/Address: Housing Land South of The Wixams

Submitted proposal: Mixed use development of approximately 1,950 dwellings, employment, education, leisure and neighbourhoods uses.

Period of consultation: Round one

Total number of surveys/representations submitted: 104

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 and 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 housing and 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	4	4.0%
No	90	90.0%
Maybe	6	6.0%
Total	100	100.0%

Additional comments

112 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:

- Development of the site will lead to the coalescence of Houghton Conquest and the Wixams

Site Allocations, Issues and Options Consultation

- The number of dwellings proposed is far too many and would have a negative effect on local roads and infrastructure
- The site is of natural habitat which is a pleasure for the community and of great importance to local wildlife.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill and District Preservation Society	Do not support	An enormous enlargement of Wixams which is too close to the village.

Site Allocations, Issues and Options Consultation

Ref Number: E16

Submission type: Employment

Site Name/Address: Quest Pit 'Nirah' site, Stewartby

Submitted proposal: A1 (Shops), A3 (Restaurants and Cafes), A5 (Hot Food Takeaways), B1 (Offices, Research and Development), C1 (Hotels), D1 (Non-Residential Institutions), D2 (Assembly and Leisure) & Sui Generis

Number of jobs proposed: 700 at Nirah plus 1500 at Sci Res Park

Period of consultation: Round one

Total number of surveys/representations submitted: 55

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

Site development suitability

	Count	Percent
Yes	22	40.0%
No	24	43.6%
Maybe	9	16.4%
Total	55	100.0%

Additional comments

43 people made additional comments about this site. In keeping with the table above, the additional comments represented a mixture of local views on the site. Respondents who both oppose and support the development highlight concerns about traffic congestion. For instance:

- The potential for increased congestion on Ampthill Road
- That commercial development on the site would increase the number of lorries and HGVs using unsuitable country roads
- The potential to add to congestion in Ampthill town centre.

However, those supporting the site also stress the need for more jobs locally.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill & District Preservation Society	Support	No objection

Site Allocations, Issues and Options Consultation

Ref Number: E71

Submission type: Employment

Site Name/Address: Reddings Wood, Ampthill Houghton Conquest

Submitted proposal: B1 (Light Industry and Research and Development)

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located within Ampthill and Houghton Conquest.

Total number of surveys/representations submitted: 69

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"/>
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	30	45.5%
No	27	40.9%
Maybe	9	13.6%
Total	66	100.0%

Additional comments

54 people made additional comments about this site. In keeping with the table above, the additional comments represented a mixture of local views. Those opposed to the site highlight the potential to create congestion between Houghton Conquest and Ampthill. Those supporting the site highlight the need for more jobs locally.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill Town Council group	-	The Town Council supports development in this area.
Amphill Preservation Society	Support	Provided woodland is preserved
ReVamp - town plan steering	Support	This is an important employment site for Amphill - development to enhance or extend business premises within reason is to be encouraged.
Amphill Chamber of Commerce & Industry	-	The Amphill Chamber of Trade & Commerce totally oppose the development of any part of this site for <u>residential</u> purposes. It is too far out of the Amphill urban area to be justified. The accessibility information quoted clearly shows this is the case. On the other hand as this is already a commercial site providing employment in the locality, we would therefore welcome and support any Planning Application which is submitted, which is in character with the vicinity and which would lead to greater employment on this site.

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