

Site Allocations, Issues and Options Consultation: Langford

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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4.3.22 Langford

Round one consultation - 12 sites have been submitted for potential development in Langford: eleven residential sites and one site for mixed use.

A public exhibition of these sites was held at Langford Scout Hut on Thursday 6th 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 844 visits to the Langford parish pages (up to end of 22nd September 2008) while 20 postal packs were distributed during the two rounds of consultation.

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

37 copies of a letter objecting to development of site E04 were also received.

General issues with development in Langford

The most common response respondents gave with regard to potential development sites in Langford is that any further development in the village will lead to unacceptable levels of congestion.

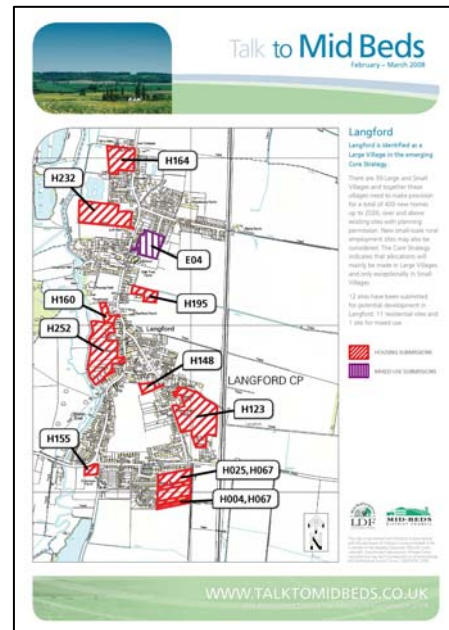


Figure 1 - Round one consultation sites

Potential development sites in Langford

Ref Number: H004

Submission type: Housing

Site Name/Address: Field Adj East Edge of Cambridge Close, Langford

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 22

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	3	13.6%
No	16	72.7%
Maybe	3	13.6%
Total	22	100.0%

Additional comments

15 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:

- Congestion in the village would be made worse
- Lack of infrastructure and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	There are already sixty-one houses under construction in the village and the Council would NOT support or be in favour of the following applications which are not appropriate for the size of the village H025,H004,H067 in full these applications would create 120 dwellings which would overwhelm the facilities in the village. They would create heavy traffic movements which would either have to access through a well established, quiet residential area or dangerously directly onto a road where speed and vision are already a problem.

Ref Number: H025

Submission type: Housing

Site Name/Address: Thistle Hill Field, Cambridge Road, Langford

Submitted proposal: Development of up to 46 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 17

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	3	17.6%
No	12	70.6%
Maybe	2	11.8%
Total	17	100.0%

Additional comments

11 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:

- Congestion in the village would be made worse
- Lack of infrastructure and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	There are already sixty-one houses under construction in the village and the Council would NOT support or be in favour of the following applications which are not appropriate for the size of the village H025,H004,H067 in full these applications would create 120 dwellings which would overwhelm the facilities in the village. They would create heavy traffic movements which would either have to access through a well established, quiet residential area or dangerously directly onto a road where speed and vision are already a problem.

Ref Number: H067

Submission type: Housing

Site Name/Address: Thistle Hill Field, Cambridge Road, Langford

Submitted proposal: Development of 120 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 21

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	5	22.7%
No	15	68.2%
Maybe	2	9.1%
Total	22	100.0%

Additional comments

16 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:

- Congestion in the village would be made worse
- Both Cambridge Way and Cambridge Gardens are too narrow to be suitable access points
- Lack of infrastructure and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	There are already sixty-one houses under construction in the village and the Council would NOT support or be in favour of the following applications which are not appropriate for the size of the village H025,H004,H067 in full these applications would create 120 dwellings which would overwhelm the facilities in the village. They would create heavy traffic movements which would either have to access through a well established, quiet residential area or dangerously directly onto a road where speed and vision are already a problem.

Site Allocations, Issues and Options Consultation

Ref Number: H123

Submission type: Housing

Site Name/Address: Land at Station Road and Jubilee Lane, Langford

Submitted proposal: Development of 180-190 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 19

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

Site development suitability

	Count	Percent
Yes	1	5.0%
No	15	75.0%
Maybe	4	20.0%
Total	20	100.0%

Additional comments

13 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:

- Congestion in the village would be made worse
- Lack of infrastructure and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Support	The Council would not support an application of this size (180-190 dwellings) which would overwhelm the facilities in the village. It would however not object to a more modest road front development of say 20-30 houses. The access to Station Road is good and the development would bring much needed affordable housing to the village. This would also be a more suitable site for limited mixed use behind new houses and before the railway line bringing additional jobs to the village (see E04).

Ref Number: H148

Submission type: Housing

Site Name/Address: Land at the Rear of 12-18 The Leys and 52-54A Station Road, Langford

Submitted proposal: Development of 14 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 9

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	0	0.0%
No	6	75.0%
Maybe	2	25.0%
Total	8	100.0%

Additional comments

Six people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. As so few responses were made, no clear themes emerged. However, those received highlighted:

- Congestion in the village would be made worse
- Lack of infrastructure and facilities
- The loss of greenfield arable land
- Too much development has happened in the village already.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	This development would be an intrusion into an area known locally as "The Triangle". Historically this area has been retained as "Green" agriculture & grassland. This site would be backfill and likely to create a very strong adverse reaction locally.

Site Allocations, Issues and Options Consultation

Ref Number: H155

Submission type: Housing

Site Name/Address: Land Off Common Road, The Boot PH, 110 High Street, Langford

Submitted proposal: Development of 15 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 21

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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	2	10.0%
No	18	90.0%
Maybe	0	0.0%
Total	20	100.0%

Additional comments

18 people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid -Bedfordshire is that it is in an area of floodplain.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	This site would remove an existing facility from the village. The Council would also be strongly opposed to any development on the flood plain.

Site Allocations, Issues and Options Consultation

Ref Number: H160

Submission type: Housing

Site Name/Address: Land rear of The Wrestlers PH, High Street, Langford

Submitted proposal: Development of 5 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 13

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 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	2	16.7%
No	8	66.7%
Maybe	2	16.7%
Total	12	100.0%

Additional comments

11 people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that the access point is on a very busy road, where traffic travels at high speeds.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Support	This development is for five houses and is more in keeping with the smaller development expected in a village the size of Langford. Traffic movement onto the main High Street would be minimal. The Council would be minded to support provided the remainder of the land proposed for amenity open space is useable as an extension to the existing playing field.

Site Allocations, Issues and Options Consultation

Ref Number: H164

Submission type: Housing

Site Name/Address: Land between no. 30 Church Street and The Field, Langford

Submitted proposal: Development of 44 sheltered homes for the elderly with cemetery

Period of consultation: Round one

Total number of surveys/representations submitted: 13

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	33.3%
No	6	50.0%
Maybe	2	16.7%
Total	12	100.0%

Additional comments

11 people made additional comments about this site. In keeping with the table above, the additional comments represented a mix of local views. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that development of the site would lead to the loss of a green space and wildlife habitat. However, a number of respondents thought this was the most suitable site in the village and supported the proposal for sheltered housing.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Support	This development would bring sheltered accommodation into the village which is a requirement. It would also provide a much needed extension to the existing cemetery providing a considerable benefit to the village. Traffic movements into the main High Street would be modest.

Site Allocations, Issues and Options Consultation

Ref Number: H195

Submission type: Housing

Site Name/Address: Land r/o Church Street, off Gurneys Lane, Langford

Submitted proposal: Development of 48 dwellings

Period of consultation: Round one

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

Site development suitability

	Count	Percent
Yes	0	0.0%
No	9	81.8%
Maybe	2	18.2%
Total	11	100.0%

Additional comments

11 people made additional comments about this site. In keeping with the table above, the additional comments represented a mix of local views. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that development of the site would lead to the loss of a green space and wildlife habitat. However, a number of respondents thought this was the most suitable site in the village and supported the proposal for sheltered housing.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Unknown	No comment made

Ref Number: H232

Submission type: Housing

Site Name/Address: Land at 88 Church Street, Langford

Submitted proposal: Development of 40-50 dwellings (3 options given)

Site Area (hectares): 3.7

Period of consultation: Round one

Total number of surveys/representations submitted: 19

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	0	0.0%
No	18	100.0%
Maybe	0	0.0%
Total	18	100.0%

Additional comments

14 people made additional comments about this site. In keeping with the table above, the additional comments were opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that it is on a floodplain and prone to flooding.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	As above [see comment at H252] any development with very narrow access directly onto the main High Street which already has problems as above. Proposed number of dwellings on top of existing development not appropriate for the village size.

Ref Number: H252

Submission type: Housing

Site Name/Address: Land to the West of Langford

Submitted proposal: Development of up to 120 dwellings (phased development)

Site Area (hectares): 5.07

Period of consultation: Round one

Total number of surveys/representations submitted: 24

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	0	0.0%
No	21	100.0%
Maybe	0	0.0%
Total	21	100.0%

Additional comments

18 people made additional comments about this site. In keeping with the table above, the additional comments were opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that it is on a floodplain and prone to flooding.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	Development up to 120 houses would overwhelm the facilities of the village and is not considered appropriate for the size of the village. With any development here access would be directly onto the main High Street which already has considerable problems with congestion, speeding, parking etc. Proximity to the flood plain would cause problems.

Ref Number: E04

Submission type: Mixed Use

Site Name/Address: Land Rear of Church Street, Langford

Submitted proposal: B1 Office and residential

Number of jobs proposed: 270

Period of consultation: Round one

Total number of surveys/representations submitted: 63

37 copies of a letter objecting to development of the site were also received.

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	1	2.8%
No	35	97.2%
Maybe	0	0.0%
Total	36	100.0%

Additional comments

57 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:

- St Andrews way is very narrow and not suitable for heavy commercial vehicles and East Road is already very congested

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- The site is near to the village school which makes the presence of HGVs a safety concern
- The town's sewage system currently does not have sufficient capacity; development would exacerbate this.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Langford Parish Council	Do not support	Would create heavy traffic movement leading out onto the main High Street which already has problems, as above. Whilst the Council would like to create additional jobs in the village, the size and location of this development is inappropriate. A more appropriate location for limited mixed development would be H123 (see above).

Early on during the initial consultation period the proposal description text was changed from B2 (light industrial) and B8 (storage and distribution) to B1 Office and residential. The submitted proposal remained the same. All respondents who had previously commented on this site were given an opportunity to resubmit their comments to take account of the change in the proposal's description text.

Following this invitation, 25 additional comments were received, of which 24 did not think that this site was appropriate for future development. In addition to the key reasons mentioned previously, the resubmitted comments highlighted the potential detrimental impact B1 Office and residential use could have on the local road network due to a significant increase in traffic movements

All resubmitted comments are shown in Appendix One below the comments received initially.

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