

Site Allocations, Issues and Options Consultation: Maulden

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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Site Allocations, Issues and Options Consultation

4.3.25 Maulden

Round one consultation - 21 sites have been submitted for potential development in Maulden: 20 residential sites and one employment site.

A public exhibition of these sites was held at Clophill Village Hall on Tuesday 25th March 2008, between 1.00pm and 8.00pm.

Round two consultation - Six additional sites/proposals have been submitted for consideration for potential development in Maulden: four employment sites, one residential site and one site for mixed use.

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 1414 visits to the Maulden parish pages (up to end of 22nd September 2008) while 33 postal packs were distributed during the two rounds of consultation.

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

General issues with development in Maulden



Figure 2 - Round two consultation sites

A number of issues have been highlighted by residents which they feel should be taken into consideration for all potential sites in the parish:

- Infrastructure, services and facilities will not sustain the scale of proposed development
- No facilities are available in Hall End
- Local schools are at capacity
- Public transport is limited in this area
- There is a county wildlife site; SSI and area of great landscape value
- Maulden already suffers from poor road infrastructure and congestion
- Development of the size proposed in Maulden would be contrary to the aims of the Core Strategy

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- Development on countryside, greenfield and agricultural sites should be resisted
- Local amenities are limited and already overused.

Potential development sites in Maulden

Ref Number: H050

Submission type: Housing

Site Name/Address: Land at The Brache, Maulden

Submitted proposal: Development of 90 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 36

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	4	11.4%
No	27	77.1%
Maybe	4	11.4%
Total	35	100.0%

Additional comments

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

- Development of the site has the potential to have a detrimental impact on countryside and wildlife, resulting in a loss of greenfield land outside the settlement envelope

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- Infrastructure, services and facilities will not sustain development
- Development of the site has the potential to have a detrimental impact on road infrastructure, road safety and traffic congestion. The Brache already suffers from heavy traffic
- Proposed scale of development is too large for Mauldens intended role in the settlement hierarchy
- Development of the site has the potential to have a detrimental impact on the visual amenity of the area.

Ref Number: H051

Submission type: Housing

Site Name/Address: Land off Sharp Close, Maulden

Submitted proposal: Development of 16-17 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 50

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 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	4	8.9%
No	37	82.2%
Maybe	4	8.9%
Total	45	100.0%

Additional comments

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

- Development of the site has the potential to have a detrimental impact on countryside and wildlife, resulting in a loss of greenfield agricultural land
- Infrastructure, services and facilities will not sustain development
- Site at risk of flooding

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- Development of the site has the potential to have a detrimental impact on road infrastructure, road safety and traffic congestion, most notably on Clophill Road, A6 and A507. A roundabout is needed on the A507.

Ref Number: H116

Submission type: Housing

Site Name/Address: Land at Cobbitts Road, Maulden

Submitted proposal: Development of 40 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 30

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	5	17.2%
No	17	58.6%
Maybe	7	24.1%
Total	29	100.0%

Additional comments

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

- Unsuitable access on Cobbitt Road
- Development of the site has the potential to have a detrimental impact on countryside with development outside the existing settlement envelope, on a greenfield site
- Scale of development proposed is too high

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- Infrastructure, services and facilities will not sustain development.

Ref Number: H1 18

Submission type: Mixed Use

Site Name/Address: Land at L W Vass Ltd, Springfield Farm, Silsoe Road, Maulden

Submitted proposal: Development of 150 dwellings and employment use

Period of consultation: Round one

Total number of surveys/representations submitted: 43

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	34	82.9%
Maybe	7	17.1%
Total	41	100.0%

Additional comments

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

- Development of the site has the potential to have a detrimental impact on road infrastructure, road safety and traffic congestion, most notably on Silsoe Road and junction with Clophill Road
- Infrastructure, services and facilities will not sustain development

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- Development of this scale is too large for a settlement the size of Malden
- Development on this site would be subject to flooding
- Development of the site has the potential to have a detrimental impact on countryside with development on a greenfield site.

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Ref Number: H122

Submission type: Mixed Use

Site Name/Address: Land to the East of Ampthill

Submitted proposal: Mixed use development of 350-450 dwellings with employment, educational and recreational facilities

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located in Maulden adjacent to the boundary with Ampthill.

Total number of surveys/representations submitted: 160

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	4	2.6%
No	141	91.0%
Maybe	10	6.5%
Total	155	100.0%

Additional Comments

128 people made additional comments about this site.

See Responses for Ampthill

Ref Number: H147

Submission type: Housing

Site Name/Address: Land between 129A and 131 Clophill Road, Hall End, Maulden

Submitted proposal: Development of 30 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 45

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 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	0.0%
No	33	78.6%
Maybe	9	21.4%
Total	42	100.0%

Additional comments

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

- Development of the site has the potential to have a detrimental impact on countryside and wildlife. The site is greenfield and adjacent to a county wildlife site; SSI and area of great landscape value

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- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion
- Infrastructure, services and facilities will not sustain development.

Ref Number: H149

Submission type: Housing

Site Name/Address: Land North of Clophill Road, Maulden

Submitted proposal: Development of 30+ dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 42

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 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	0.0%
No	34	87.2%
Maybe	5	12.8%
Total	39	100.0%

Additional comments

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

- Development of the site has the potential to have a detrimental impact on countryside and wildlife. The site is greenfield and adjacent to a county wildlife site; SSI and area of great landscape value
- Infrastructure, services and facilities will not sustain development

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- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion most notably Clophill Road.

Ref Number: H172

Submission type: Housing

Site Name/Address: Land to the West of Maulden

Submitted proposal: Development of 53 dwellings

Period of consultation: Round one

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

Site development suitability

	Count	Percent
Yes	1	6.3%
No	14	87.5%
Maybe	1	6.3%
Total	16	100.0%

Additional comments

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

- Site is within the Green Belt and outside the settlement envelope
- Infrastructure, services and facilities will not sustain development.

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Ref Number: H173

Submission type: Housing

Site Name/Address: Land to the North West of Maulden

Submitted proposal: Development of 42 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 23

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	1	4.5%
No	20	90.9%
Maybe	1	4.5%
Total	22	100.0%

Additional comments

20 people made additional comments about this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is outside the settlement envelope and on Green Belt land; development beyond the boundaries of the village should be avoided
- Development would have a significant impact on the local countryside
- The access road, Kings Road, is already congested; this access point is unsuitable and would compromise the safety of children living in the area
- There are few amenities and facilities to support development in Maulden
- Middle and Lower schools in Amptill and Maulden are at capacity

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- Public transport in this area is poor.

Ref Number: H178

Submission type: Housing

Site Name/Address: Land at Silsoe Road. Maulden

Submitted proposal: Development of 8- 10 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 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	2	11.8%
No	9	52.9%
Maybe	6	35.3%
Total	17	100.0%

Additional comments

Nine people made additional comments about this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Junction with Silsoe Road and Clophill Road is dangerous and an increase in the volume of traffic would add to this
- Development would mean a loss of agricultural land which is currently a habitat for wildlife
- Local schools are at capacity.

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A number of respondents commented that this site may be suitable for small-scale development.

Ref Number: H193

Submission type: Mixed Use

Site Name/Address: Land off Clophill Road, Hall End, Maulden

Submitted proposal: Development of 20 dwellings, retention of timber yard and lorry park with new retail or employment use.

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 46

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

Site development suitability

	Count	Percent
Yes	4	9.3%
No	37	86.0%
Maybe	2	4.7%
Total	43	100.0%

Additional comments

34 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Junction with Silsoe Road and Clophill Road is dangerous and an increase in the volume of traffic would add to this; Water End Road is also narrow, unsuited to increased traffic and used for recreational purposes

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- Development would result in the loss of agricultural land and of a wildlife habitat; also close to a Site of Special Scientific Interest
- The site is defined as at risk of flooding – development here would be inappropriate
- The site is adjacent to a listed building/buildings
- Development would lead to noise pollution and disturbance of the surrounding environment
- Local amenities are limited and already overused
- The site is remote from Maulden and no facilities are available in Hall End
- Public transport is limited in this area.

Ref Number: H204

Submission type: Housing

Site Name/Address: Land at the rear of 123b to 129 Clophill Road, Maulden

Submitted proposal: Development of 18 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 49

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 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	3	7.0%
No	36	83.7%
Maybe	4	9.3%
Total	43	100.0%

Additional comments

40 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities will not sustain development. Also, no facilities are available in Hall End
- Development of the site has the potential to have a detrimental impact on countryside and wildlife. The site is greenfield, mainly outside the village envelope and adjacent to a County Wildlife Site, SSSI and an Area of Great Landscape value

Site Allocations, Issues and Options Consultation

- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion, most notably Clophill Road.

Site Allocations, Issues and Options Consultation

Ref Number: H218

Submission type: Housing

Site Name/Address: Land at Moor Lane, Maulden

Submitted proposal: Development of 60 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 23

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	4	19.0%
No	12	57.1%
Maybe	5	23.8%
Total	21	100.0%

Additional comments

13 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is not appropriate for future housing in Mid-Bedfordshire are:

- The site is outside the settlement envelope
- Infrastructure, services and facilities will not sustain development
- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion.

Site Allocations, Issues and Options Consultation

Key reasons respondents think this site is appropriate for future housing in Mid-Bedfordshire are:

- Maulden has been identified as a large village and therefore one in which further development should be considered
- The site presents the opportunity to remove a commercial use from a predominantly residential area.

Ref Number: H221

Submission type: Housing

Site Name/Address: Land adjoining Kingsbrook, Limbersey Lane, Maulden

Submitted proposal: Development of 100 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 27

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	1	3.8%
No	22	84.6%
Maybe	3	11.5%
Total	26	100.0%

Additional comments

17 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this site has the potential to have a detrimental impact on road infrastructure; the centre of the village already suffers from congestion. The Brache and Limbersey Lane are narrow
- Development of the site has the potential to have a detrimental impact on the countryside being predominantly greenfield outside the settlement envelope

Site Allocations, Issues and Options Consultation

- Infrastructure, services and facilities will not sustain development.

Site Allocations, Issues and Options Consultation

Ref Number: H225

Submission type: Housing

Site Name/Address: Land at Water End Road, off A50, Water End, Maulden

Submitted proposal: Development of 4 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 18

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	1	5.6%
No	15	83.3%
Maybe	2	11.1%
Total	18	100.0%

Additional comments

15 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities will not sustain development; the site is remote from Maulden
- Development of the site has the potential to have a detrimental impact on countryside being predominantly greenfield outside the settlement envelope

Site Allocations, Issues and Options Consultation

- Development of this site has the potential to have a detrimental impact on road infrastructure. The site is directly adjacent to the A507.

Ref Number: H230

Submission type: Housing

Site Name/Address: Longview Farm, Silsoe Road, Maulden

Submitted proposal: Development of up to 29 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	3	14.3%
No	17	81.0%
Maybe	1	4.8%
Total	21	100.0%

Additional comments

13 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site has the potential to have a detrimental impact on countryside being predominantly greenfield and outside the settlement envelope
- Development of this site has the potential to have a detrimental impact on road infrastructure. Junction with Silsoe Road and Clophill Road is already difficult

Site Allocations, Issues and Options Consultation

- Infrastructure, services and facilities will not sustain development.

Ref Number: H233

Submission type: Housing

Site Name/Address: Land to South Side of Clophill Road, Silsoe

Submitted proposal: Residential - number of dwellings not specified

Site Area (hectares): 2.65

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 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 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	0.0%
No	16	80.0%
Maybe	4	20.0%
Total	20	100.0%

Additional comments

15 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities will not sustain development; the site is remote from Maulden
- Flooding issues on the site

Site Allocations, Issues and Options Consultation

- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion on Clophill Road, particularly dangerously close to the school
- Outside the settlement enveloped development here would link up the main village envelop with the first of several smaller envelopes along Clophill Road.
- Development is too large to fit the aims of the Core Strategy. Smaller development should be considered.

Ref Number: H279

Submission type: Housing

Site Name/Address: Site A, Silsoe Road, Maulden

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 15

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	1	6.7%
No	13	86.7%
Maybe	1	6.7%
Total	15	100.0%

Additional comments

Nine people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Listed buildings surround the site
- Development of the site has the potential to have a detrimental impact on countryside and is outside the village envelope
- Infrastructure, services and facilities will not sustain development; the site is isolated

Site Allocations, Issues and Options Consultation

- Development of this site has the potential to have a detrimental impact on road infrastructure; surrounding roads are very narrow.

Ref Number: H280

Submission type: Housing

Site Name/Address: Site B, Silsoe Road, Maulden

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 31

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	1	3.2%
No	29	93.5%
Maybe	1	3.2%
Total	31	100.0%

Additional comments

26 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities will not sustain development, the site is isolated
- Development of this greenfield site has the potential to have a detrimental impact on countryside
- Access to and from A507 from New Road is dangerous

Site Allocations, Issues and Options Consultation

- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion.

Ref Number: H281

Submission type: Housing

Site Name/Address: Site C, Water End Road, Maulden

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 36

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	1	2.8%
No	33	91.7%
Maybe	2	5.6%
Total	36	100.0%

Additional comments

31 people made additional comments about this site. Additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this greenfield site outside the village envelope has the potential to have a detrimental impact on countryside
- Infrastructure, services and facilities will not sustain development; the site is isolated

Site Allocations, Issues and Options Consultation

- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion. Water End is not suited to more traffic and the sharp bend at Silsoe Road/New Road would be a hazard
- Site has been subject to flooding
- Development of this size in Maulden would be contrary to the aims of the Core Strategy.

Site Allocations, Issues and Options Consultation

Ref Number: H341

Submission type: Housing

Site Name/Address: Brookside Farm, New Road, Maulden

Submitted proposal: Site A - residential development of 5 dwellings

Site B - residential development of 2 dwellings

Site C - residential development of 3 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 8

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	1	14.3%
No	6	85.7%
Maybe	0	.0%
Total	7	100.0%

Additional Comments

Five people made additional comments about this site. In keeping with the table above the majority of additional comments are opposed to the future development of housing on this site. The key reason respondents do not think this site is appropriate is that it is too remote and isolated from existing settlements.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Maulden Parish Council	Do not support	-

Ref Number: E18

Submission type: Employment

Site Name/Address: Land adjacent to 29 Clophill Road, Maulden

Submitted proposal: B1 (Office) and A1 (Shops)

Number of jobs proposed: Approximately 100 - 150

Period of consultation: Round one

Total number of surveys/representations submitted: 14

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	0.0%
No	8	61.5%
Maybe	5	38.5%
Total	13	100.0%

Additional comments

13 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is not appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities will not sustain development
- Development of this site has the potential to have a detrimental impact on road infrastructure and congestion.

Ref Number: E79

Submission type: Mixed Use

Site Name/Address: The Old Orchard, Water End Road, Maulden

Submitted proposal: 2 detached homes and 4 business units

Number of jobs proposed: Unknown

Period of consultation: Round two

Total number of surveys/representations submitted: 12

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"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	9.1%
No	9	81.8%
Maybe	1	9.1%
Total	11	100.0%

Additional Comments

Nine people made additional comments about this site. In keeping with the table above the additional comments were largely opposed to the development of future housing and employment on this site. The key reasons respondents do not think this site is appropriate are:

- The site is on a floodplain
- The site is located away from the main village
- Access to the site is by a single lane and future development would cause traffic problems

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill and District Preservation Society	Mixed; support residential proposal but not employment use	Two new dwellings on part of the site could be regarded as infilling within this small settlement provided the designs are sympathetic to nearby buildings and are kept north of the stream. We AGREE. However the proposed 4 business units would extend development beyond the area of the settlement and into the green area between the stream and the by-pass. We OBJECT.
Maulden Parish Council	Do not support	Applications have been refused in the past - also lost on appeal,

Ref Number: E83

Submission type: Employment

Site Name/Address: Site A, Silsoe Road, Maulden

Submitted proposal: Commercial development

Number of jobs proposed: Unknown

Period of consultation: Round two

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"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	20.0%
No	7	70.0%
Maybe	1	10.0%
Total	10	100.0%

Additional Comments

Five people made additional comments about this site. The additional comments provide mixed responses to the future development of employment on the site. Those respondents who think the site was appropriate for the development of future employment noted its accessibility and that it could improve the sustainability of the existing settlement. Those respondents that do not think the site is appropriate noted that the site would be more appropriate for the provision of housing, that the existing infrastructure would not be sufficient, and that the site is prime agricultural 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	These sites are part of the attractive landscape between Quinville House and the by-pass. They are outside the settlement area of the village and would destroy the pleasant rural character of the area. We OBJECT.

Site Allocations, Issues and Options Consultation

Ref Number: E84

Submission type: Employment

Site Name/Address: Site B, Silsoe Road, Maulden

Submitted proposal:

Number of jobs proposed: Proposal for B1 office / B8 storage and distribution, leisure or non-residential institutions such as a medical centre

Period of consultation: Round two

Total number of surveys/representations submitted: 14

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"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	14.3%
No	11	78.6%
Maybe	1	7.1%
Total	14	100.0%

Additional Comments

Nine people made additional comments about this site. In keeping with the table above the additional comments were largely opposed to the future development of this site for employment. The key reasons respondents do not think this site is appropriate for the future development of employment are:

- The site is in a rural location and provides prime agricultural land
- The site is located away from the village
- There is insufficient infrastructure in place to support development

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	These sites are part of the attractive landscape between Quinville House and the by-pass. They are outside the settlement area of the village and would destroy the pleasant rural character of the area. We OBJECT.
Maulden Parish Council	Do not support	Strongly disagree. Grade 1 agricultural land

Site Allocations, Issues and Options Consultation

Ref Number: E85

Submission type: Employment

Site Name/Address: Site C, Silsoe Road, Maulden

Submitted proposal: Proposal for B1 office/B8 storage and distribution, leisure or non-residential institutions such as a medical centre

Number of jobs proposed: Unknown

Period of consultation: Round two

Total number of surveys/representations submitted: 14

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"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	14.3%
No	11	78.6%
Maybe	1	7.1%
Total	14	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 future development of the site for employment. The key reasons respondents do not think the site is appropriate are:

- The site is in a rural location and prime agricultural land
- The site lies outside the current settlement envelope
- There is insufficient infrastructure in place to support future development

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	These sites are part of the attractive landscape between Quinville House and the by-pass. They are outside the settlement area of the village and would destroy the pleasant rural character of the area. We OBJECT.
Maulden Parish Council	Do not support	Strongly disagree. Grade 1 agricultural land

Ref Number: E88

Submission type: Employment

Site Name/Address: Site D Silsoe Road, Maulden

Submitted proposal: Development of B1 commercial/B8 storage and distribution use, leisure or non-residential institutions such as a health centre

Number of jobs proposed: Unknown

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"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

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

Additional Comments

Seven people made additional comments about this site. In keeping with the table above the additional comments were largely in opposition to future development of this site for employment. The key reasons respondents do not think this site is appropriate for development are that it may be in a floodplain, the area is rural and the land agricultural, it lies outside the current settlement envelope, and current infrastructure would not support future development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Amphill and District Preservation Society	Do not support	These sites are part of the attractive landscape between Quinville House and the by-pass. They are outside the settlement area of the village and would destroy the pleasant rural character of the area. We OBJECT.
Maulden Parish Council	Do not support	Strongly disagree. Grade 1 agricultural land

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