

Site Allocations, Issues and Options Consultation: Meppershall

Final Revision – December 12th 2008

For further information please contact:

Tamsin Cowley
Vision Twentyone
Milton Hall
Deansgate
Manchester
M3 4BQ

Tel: 0161 200 8000

Fax: 0161 200 8010

E-mail: nick.carley@visiontwentyone.co.uk
tamsin.cowley@visiontwentyone.co.uk

Requested by:

Mid Beds District Council
Priory House
Chicksands
Shefford
SG17 5TQ

***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

CONTENTS	Page
4.3.26 Meppershall	2535
Potential Development Sites in Meppershall	
H008	2536
H011	2538
H016	2540
H034	2542
H035	2544
H045	2546
H069	2548
H070	2550
H074	2552
H125	2554
H174	2556
H189	2560
H191	2562
H249	2564
H315	2566
H318	2568
H327	2570
H352	2572
Appendices	2575
Appendix One - Survey Additional Comments	2576
Appendix Two - Email Representations	2621
Appendix Three - Letters and Reports	2631

CONTENTS	Page
Appendix Four – Respondent’s Postcodes	2653

4.3.26 Meppershall

Round one consultation - 14 sites have been submitted for potential residential development in Meppershall.

A public exhibition of these sites was held at Shefford Community Hall on Thursday 13th March 2008, between 1.00pm and 8.00pm.

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

A public exhibition of these sites was held at Stotfold Memorial Hall, Hallworth Drive (off Hitchin Road), Stotfold on Thursday 10th July, between 2.30pm and 7.30pm.

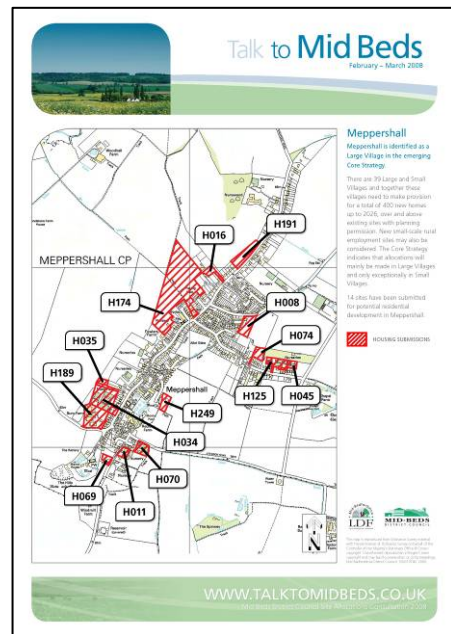


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 985 visits to the Meppershall parish pages (up to end of 22nd September 2008) while 14 postal packs were distributed during the two rounds of consultation.

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



Figure 2 - Round two consultation sites

General issues with development in Meppershall

Concerns about increased traffic volume on country roads and increased congestion in the village, especially at peak times, were highlighted for all sites in the parish.

Please note that following the conclusion of the second Round of consultation site H016 (13 Shefford Road, Meppershall) was withdrawn by the promoter from the Site Allocations process though all representations (and comments) made are still included for reference.

Potential development sites in Meppershall

Ref Number: H008

Submission type: Housing

Site Name/Address: Land at "The Mow" Hoo Road, Meppershall

Submitted proposal: Development of 18 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 20

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	4	20.0%
No	12	60.0%
Maybe	4	20.0%
Total	20	100.0%

Additional comments

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

- Development will create traffic congestion and parking issues on Hoo Road
- Development would encroach on the countryside – the site is greenfield and adjoins a nature reserve so should remain as it is

Site Allocations, Issues and Options Consultation

- Proposed access to site would be problematic, and access via Hoo Road may be inadequate for construction traffic
- Public transport links are insufficient to support the development
- Lack of, or oversubscription of, local doctors, dentists and schools, which the site is not large enough to assist with
- Extra housing will overload the sewage system.

A small number of additional comments were made in support of the development. Key reasons residents support this site for future housing in Mid-Bedfordshire are:

- The site is more appropriate than others in Meppershall
- The proposed development is small in scale and would not have an excessive environmental impact
- The site is immediately adjacent to an existing settlement.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	This site has been the subject of applications in the past and the Parish Council has maintained its objections principally because of the limitations of access to the site through either Hoo Road or Brookmead.

Site Allocations, Issues and Options Consultation

Ref Number: H011

Submission type: Housing

Site Name/Address: Church View Nurseries, Shillington Road, Meppershall

Submitted proposal: Residential - Number of dwellings negotiable

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 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 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	6.3%
No	12	75.0%
Maybe	3	18.8%
Total	16	100.0%

Additional comments

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

- Development would increase traffic problems and access to Shillington Road would be dangerous due to speeding traffic
- It is located opposite an existing conservation area and would have a detrimental effect on this and on the surrounding environment
- Site would be visibly intrusive from a distance and from various directions

Site Allocations, Issues and Options Consultation

- Existing service infrastructure (particularly doctors, dentists and schools) and public transport links could not cope with development
- Development would adversely impact upon the character of the area.

Two respondents commented that limited, sympathetic development may be acceptable.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	The juxtaposition of the Conservation Area renders this site unsuitable for development.

Ref Number: H016

Submission type: Housing

Site Name/Address: 13 Shefford Road, Meppershall

Submitted proposal: Development of 18+ dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 15

Please note this site has been withdrawn by the promoter from the site allocations process.

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

11 people made additional comments. These were largely in opposition to development of this site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this site would introduce potentially dangerous, four-way traffic issues by creating a junction opposite Orchard Close across Shefford Road

Site Allocations, Issues and Options Consultation

- Development would extend the village envelope into the open countryside and could compromise an Important Open Space
- Access road would have an adverse impact on residents of adjoining properties, and pedestrian access would be difficult across a junction
- Existing infrastructure and public transport links insufficient to cope;
- Location is inappropriate.

Two respondents suggested that this site might be suitable for development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable 'back filling'

Ref Number: H034

Submission type: Housing

Site Name/Address: Bury Nurseries, 100 High Street, Meppershall

Submitted proposal: Development of 55 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 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	4.8%
No	20	95.2%
Maybe	0	0.0%
Total	21	100.0%

Additional comments

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

- Development would exacerbate traffic congestion and parking problems – Meppershall’s roads are already hazardous in places
- Access from Campton Road or High Street would be dangerous, particularly as there is a school in the area

Site Allocations, Issues and Options Consultation

- Proposed development is far too large for this site – recent Bovis development has been badly received by residents and a further development of this size would be widely opposed
- Development of a site this size would have a detrimental environmental impact and a negative visual impact
- Existing infrastructure could not cope with development – in particular schools are at capacity and cannot expand indefinitely
- Development would have a negative impact on the character of the village – recent developments of this size have led to petty crime and integration problems, and are increasingly unkempt
- Public transport is limited and car parking at local stations (Hitchin and Arlesey) does not have capacity for new residents.

One respondent made additional comments in support of developing this site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	The only access is at the narrowest part of the High Street which would be entirely unsuitable.

Site Allocations, Issues and Options Consultation

Ref Number: H035

Submission type: Housing

Site Name/Address: Land r/o 82 High Street & Beaumaris, High Street, Meppershall

Submitted proposal: Development of 7-10 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 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	9.1%
No	9	81.8%
Maybe	1	9.1%
Total	11	100.0%

Additional comments

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

- The development may create traffic problems
- Unclear how access would be gained but likely to be hazardous – in particular access from the site by the driveway adjacent to 82 High Street would be unsuitable as viewing would be restricted turning left and pupils congregate in this area

Site Allocations, Issues and Options Consultation

- Development would have a detrimental impact on the local countryside and would have a negative visual impact
- Existing infrastructure could not cope with development – in particular schools are at capacity and cannot expand indefinitely
- Public transport is limited and car parking at local stations (Hitchin and Arlesey) does not have capacity for new residents.

One respondent made additional comments in support of developing this site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable 'back filling'

Ref Number: H045

Submission type: Housing

Site Name/Address: New Close Nurseries, Fildyke Road, Meppershall

Submitted proposal: Residential - number of dwellings not specified

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

Site development suitability

	Count	Percent
Yes	4	18.2%
No	13	59.1%
Maybe	5	22.7%
Total	22	100.0%

Additional comments

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

- Development would create traffic problems in this area of the village, with Fildyke Road in particular being very narrow due to parked cars and access to the site would be problematic
- Public transport is sparse – buses are available but their timekeeping is unreliable and routes are poor

Site Allocations, Issues and Options Consultation

- The existing infrastructure is insufficient to support this development
- Mains drainage/sewage system is only just coping at present, with road drainage inadequate and liable to occasional flooding – development would exacerbate existing problems.

However, some respondents made additional comments in support of development on this site. Comments in support indicated that:

- The site is ideally situated for local amenities
- The impact of this development on congestion would be negligible
- The site would not have a significant impact on the local environment and would be an improvement on the current derelict buildings.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable 'back filling'

Ref Number: H069

Submission type: Housing

Site Name/Address: Land at Shillington Road, Meppershall

Submitted proposal: Development of 3-4 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 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	16	88.9%
Maybe	2	11.1%
Total	18	100.0%

Additional comments

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

- Development of this site could have a detrimental impact on the conservation area in which it stands, and would be visible from a distance
- The site is one of archeological interest and contributes significantly to the setting of the nearby Church; a listed building. Development would have an adverse impact on the views in this particularly attractive part of the village

Site Allocations, Issues and Options Consultation

- Development would exacerbate existing traffic problems and access would be dangerous, as the road the site exits onto is narrow with poor visibility
- Existing infrastructure including schools, doctors and public transport, as well as employment opportunities, cannot support these developments.

One respondent made additional comments in support of developing this site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Within Conservation Area

Ref Number: H070

Submission type: Housing

Site Name/Address: Stondon Road Nurseries, Stondon Road, Meppershall

Submitted proposal: Development of 15 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 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	0	0.0%
No	10	71.4%
Maybe	4	28.6%
Total	14	100.0%

Additional comments

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

- Traffic and speeding are problems in this area – development would worsen road safety issues
- Access to Stondon Road from this site is blind
- Development on this site would be an intrusion on the countryside, particularly as the site is next to a conservation area

Site Allocations, Issues and Options Consultation

- Existing infrastructure, including schools, doctors and public transport, as well as employment opportunities, cannot support these developments.

However, two respondents made comments in support or partially in support of the development, indicating that the site might be the most appropriate in the area for development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Beyond the current out limits of the village envelope and the access is on a very narrow lane.

Ref Number: H074

Submission type: Housing

Site Name/Address: School of Equitation, Rear of 37 Fildyke Road, Meppershall

Number of houses proposed: Development of 3-9 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 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	19	86.4%
Maybe	3	13.6%
Total	22	100.0%

Additional comments

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

- New development along Fildyke Road has already increased traffic and problems will be worsened by additional development
- Access to the land via Fildyke Road will be problematic – the area already has problems with large vehicles causing tail-backs – and the site would not comply with current regulations for Fire Service access

Site Allocations, Issues and Options Consultation

- The site is used for recreational purposes and adjoins a nature reserve – the area is a valuable resource for the community, especially children;
- Existing infrastructure cannot support these developments
- Public transport links are insufficient for a growing population
- The site is too small for the number of homes proposed – larger, more suitable sites are available in Meppershall.

However, two respondents made comments in support or partially in support of the development, indicating that this is a good site for development and that the development of three dwellings may not have a significant impact on the village.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Beyond the current out limits of the village envelope and the access is on a very narrow lane

Site Allocations, Issues and Options Consultation

Ref Number: H125

Submission type: Housing

Site Name/Address: New Close Nursery, Fildyke Road, Meppershall

Number of houses proposed: Development of up to 15 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	11.8%
No	11	64.7%
Maybe	4	23.5%
Total	17	100.0%

Additional comments

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

- Traffic problems along Fildyke Road will be worsened and access will be problematic; Fildyke Road cannot sustain further development
- Development would intrude on the local countryside
- Existing infrastructure, including schools, doctors and public transport, cannot support these developments

Site Allocations, Issues and Options Consultation

- There has been too much development in this area already.

Contradicting these points, two respondents made additional comments in support of development on this site, suggesting that site has good access; good public transport links and is within easy distance of retail facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable 'back filling'

Site Allocations, Issues and Options Consultation

Ref Number: H174

Submission type: Housing

Site Name/Address: Land behind Meppershall Village Hall, High Street, Meppershall

Number of houses proposed: Development of 68 dwellings, cemetery, GP surgery, community hall and playing fields.

Period of consultation: Round one

Total number of surveys/representations submitted: 38

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for 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	11	28.2%
No	23	59.0%
Maybe	5	12.8%
Total	39	100.0%

Additional comments

29 people made additional comments about the site. Additional comments expressed a mixture of support for and opposition to the development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development would worsen problems with traffic and speeding – the centre of the village is particularly dangerous at present

Site Allocations, Issues and Options Consultation

- The site is greenfield and is currently serving as the village playing field and recreation ground – development would be an intrusion into the countryside when other brownfield sites are available
- Recent developments of this size have led to traffic problems and petty crime
- Existing infrastructure – including schools, doctors and public transport – cannot support these developments
- The scheme is too large for its location and the density of housing does not add to the character of the village
- There has been too much development already – further development would see Meppershall lose its village identity and character
- The site is below the spring line and may be subject to/cause flooding
- Access would worsen the existing congestion problem.

Other respondents felt that whilst development is undesirable, this is the most appropriate of the sites put forward. Key reasons people do think this site is appropriate for future housing in Mid-Bedfordshire are:

- The potential for a school, community centre and cemetery would be beneficial to residents – these facilities will soon be needed
- It is central and close to local facilities and services.

Other respondents indicated that this development should include accommodation for the elderly and starter homes, and that any development should remain small scale.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Support	This application is one which the Parish Council would be prepared to support, on the basis of the benefits to the Village Community which would stem from its adoption. In this connection the Community is fortunate in having one of the principal landowner/farmers in the area wanting to help where possible. There are three issues in the Village at present, (a) the Village Hall, (b) St. Mary's Churchyard and the (c) the Lower School. (a) The Village Hall is a prefabricated building that was erected in 19xx and it has become a liability from a maintenance point of view. It is used extensively during the day by various local organisations and it doubles as the Village Social Club every evening of the week. Unfortunately maintenance costs are high and it is constantly in need of work to be carried to retain all the necessary safety factors necessary for its public usage. It only survives with an annual grant from the Parish Council and through the many fund raising activities undertaken. (See attached schedule) (b) St Mary's Churchyard is approaching its capacity. The Parochial Church Council estimates that it will reach that stage

Site Allocations, Issues and Options Consultation

	<p>in the next 5 - 7 years and since there is no adjacent available land, it will be necessary for the Parish Council to provide and henceforward to maintain and administer a Civic Burial Ground or Cemetery. Various potential sites have been considered but no site has been identified that will satisfy all necessary requirements.(c) The Village Lower School is also close to capacity. The facilities are very cramped, there have been numerous extensions added and it is sited in the High Street at one of its narrowest points and at nine in the morning and three thirty in the afternoon the congestion is such that it is a matter of time before there is a fatal road accident outside resulting in the death of a child. The Foster family has supported the Village for many years and gifted several parcels of land to the Parish Council. The land upon which the Village Hall is situated and the Recreation Ground behind it are examples of the Family's generosity in the past. Appreciating the needs of the Community, Mr & Mrs Foster have put forward a possible solution for all those needs that is encompassed in this site suggestion. The housing aspect of the application is necessary to finance the principal aims of the overall plan. Meppershall is identified in the emerging Core Strategy as a Large Village. As such it is inevitable that some further housing requirements will need to be met and this application is recognised as the only one presented to the Local Development Framework which will satisfy not only the future need for additional houses, but the needs of the Community as well, and this would be over and beyond the minimal Development Grants required by statute. The Proposal is for the additional land within the overall site that is not already in the Parish Council's ownership to be made available by Mr & Mrs Foster and for the whole site to be utilised for the erection of a multi-purpose Community Centre having the following benefits:-</p> <ul style="list-style-type: none"> a) A new Village Hall having all the facilities of the old building and many new ones b) Changing Facilities for sports activities on the Recreation Ground c) A continuation of the Social Club d) A Medical Centre housing not only standard medical facilities but have dental and alternative medicine potential e) The building would be so constructed that at the appropriate time it could be extended to provide a new School building to replace the existing cramped, and in this era, badly sited existing school <p>All the existing play equipment would be re-installed appropriately on the site, part of which could be given over to recreational activities such as football/cricket pitches. Also accommodated within the site</p>
--	--

Site Allocations, Issues and Options Consultation

		<p>boundaries would be an area dedicated to the provision of the Civic Burial Ground.</p> <p>The remainder of the site would be given over to housing, which will include some social and low cost houses and bungalows, as well as executive homes, the sale of all of which will be directed towards covering all costs. In conclusion this application, if adopted, would be a far reaching and innovative solution to many problems facing Meppershall in varying degrees of urgency and would carry the support of the Parish Council</p>
--	--	--

Ref Number: H189

Submission type: Housing

Site Name/Address: Land at Bury Farm, Meppershall Shefford Meppershall

Number of houses proposed: Development of 35 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 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

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

- There are already congestion problems in this area, at the junction with Campton Road in particular
- Site is on a dangerous bend on a narrow, winding road; access would be blind and would present a hazard for both pedestrians and road users

Site Allocations, Issues and Options Consultation

- The site is in a prominent location – development would be detrimental to the local landscape; a landscape buffer will be insufficient to address this
- Bearing in mind climate change issues, the site should be kept as agricultural land
- Public transport is limited in this area; the site is not on a bus route
- Development would have a negative impact on the character of the village – the Gregory Close development suffered integration problems
- Existing infrastructure – particularly schools and doctors – cannot support additional developments
- The scale of the development is too large
- Recent developments of this size have led to petty crime
- The site is unsuitable for housing elderly people
- The area has drainage and flooding problems.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Access to this site would be through a working farm and onto a narrow country lane.

Ref Number: H191

Submission type: Housing

Site Name/Address: Land at Shefford Road, Meppershall

Number of houses proposed: Development of 24 dwellings

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 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	3	20.0%
No	8	53.3%
Maybe	4	26.7%
Total	15	100.0%

Additional comments

13 people made additional comments about the site. Additional comments expressed a mixture of support for and opposition to the development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Infilling this area would block views of the local countryside and have a detrimental impact on the rural character of the village
- Development would generate extra traffic.

Site Allocations, Issues and Options Consultation

However, four respondents saw this site as the most appropriate if development is necessary and is sympathetic with the existing building line, and as long as houses did not exceed two-storeys.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable in-filling and multiple accesses to the busy and fast flowing Shefford Road which has been the subject of a recent traffic survey

Ref Number: H249

Submission type: Housing

Site Name/Address: Land to the East of Coneygate, Meppershall

Number of houses proposed: Development of approximately 15 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 20

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	16	76.2%
Maybe	2	9.5%
Total	21	100.0%

Additional comments

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

- Development would worsen traffic, speeding and congestion problems;
- The village has inadequate infrastructure, public transport and local amenities for additional development
- Development would be highly visible and would have a detrimental impact on local countryside

Site Allocations, Issues and Options Consultation

- Existing infrastructure, particularly schools and doctors, cannot support additional development
- Public transport links in the area are insufficient
- Access arrangements are poor/unclear
- The site is, or is becoming, a haven for wildlife
- There has been too much development in this area already.

However, three respondents saw this site as an appropriate site for development, commenting that it would be a logical in-fill.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Not a brown field site and would increase the traffic flow on Coneygate to an unacceptable level.

Ref Number: H315

Submission type: Housing

Site Name/Address: Land at 32 Shefford Road, Meppershall

Submitted proposal: Residential development of 30+ dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 16

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	0	.0%
No	13	92.9%
Maybe	1	7.1%
Total	14	100.0%

Additional Comments

12 people made additional comments on this site. In keeping with the above table additional comments were largely opposed to the future development of this site for housing. Key reasons respondents do not think this site is appropriate for future development are:

- Its proximity to existing properties
- Existing services/infrastructure will not support additional capacity
- Traffic/congestion problems would be exacerbated
- Potential for increased crime and anti-social behaviour with increased housing

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable in-filling and access to the busy and fast flowing Shefford Road which has been the subject of a recent traffic survey.

Site Allocations, Issues and Options Consultation

Ref Number: H318

Submission type: Housing

Site Name/Address: Land rear of 30 Shefford Road, Meppershall

Submitted proposal: Residential Development

Period of consultation: Round two

Total number of surveys/representations submitted: 11

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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%
No	8	88.9%
Maybe	1	11.1%
Total	9	100.0%

Additional Comments

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

- Increase in traffic
- Inadequate services and infrastructure
- The site is on a floodplain

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Undesirable in-filling and access to the busy and fast flowing Shefford Road which has been the subject of a recent traffic survey.

Site Allocations, Issues and Options Consultation

Ref Number: H327

Submission type: Housing

Site Name/Address: Campton Field, western fringe of Campton village

Submitted proposal: Residential development of 90+ dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 10

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	0	.0%
No	7	87.5%
May be	1	12.5%
Total	8	100.0%

Additional Comments

Six people made additional comments on this site. The additional comments are all opposed to the future development of housing on this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is on a floodplain
- The proposed development is disproportionate to the size of the existing settlement
- Inadequate provision of services to meet increased demand

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Campton & Chicksands Parish Council	Do not support	Campton & Chicksands Parish Council strongly objects to the allocation of this site for development. It is in the parish of Meppershall but remote from that village. Although nearer to Campton, it is clearly outside the village envelope and would have a detrimental impact on both the village and the countryside. The Parish Council supports the initial comments of the District Council and confirms that local services are limited; that there is no exceptional need for the development; and that it would impact on the floodplain. In addition, it is in close proximity to a private airfield.
Meppershall Parish Council	Do not support	³ / ₄ mile outside existing planning envelope and would have a detrimental effect on a small village

Site Allocations, Issues and Options Consultation

Ref Number: H352

Submission type: Housing

Site Name/Address: Rear of Meppershall Post Office, 6 High Street, Meppershall

Submitted proposal: Residential development of approximately 8 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 5

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	0	.0%
No	3	75.0%
Maybe	1	25.0%
Total	4	100.0%

Additional Comments

Two people made additional comments about this site. One respondent thinks this site may be appropriate for the future development of housing because it lies within the settlement envelope. One respondent thinks this site is not suitable for future development of housing because on its own it is not large enough to contribute towards the provision of affordable housing or local infrastructure.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Meppershall Parish Council	Do not support	Only access would be through Hilltop View which is unadopted due to an inadequate entrance.

Site Allocations, Issues and Options Consultation

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