

Site Allocations, Issues and Options Consultation: Northhill

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

4.3.29 Northhill

Round one consultation - 14 sites have been submitted for potential development in Northhill: twelve residential sites and two employment sites.

A public exhibition of these sites was held at upper Caldecote Church Hall on Friday 14th March 2008, between 1.00pm and 8.00pm.

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

A public exhibition of these sites was held at the Weatherley Centre, Eagle Farm Road, Biggleswade on Wednesday 9th July, between 1:00pm and 8:00pm.

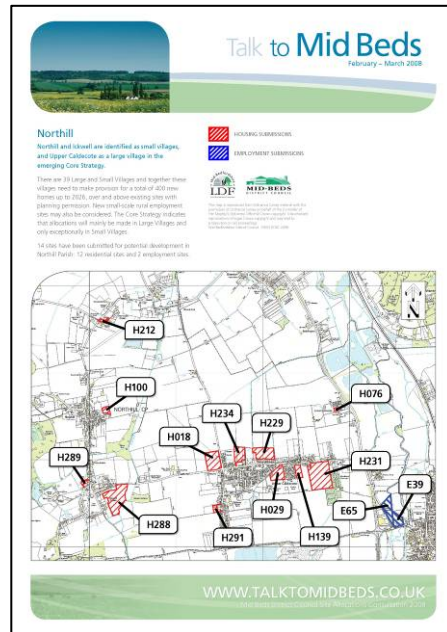


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 942 visits to the Northhill parish pages (up to end of 22nd September 2008) while 13 postal packs were distributed during the two rounds of consultation.



Figure 2 - Round two consultation sites

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

General issues with development in Northhill

Concerns about increased traffic through Northhill and Ickwell, congestion on the Biggleswade Road and safe crossing of the A6 are recurring themes within consultation responses.

Potential development sites in Northill

Ref Number: H018

Submission type: Housing

Site Name/Address: Pound Field, The Pound, Upper Caldecote

Submitted proposal: Development of 96+ 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 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	3	6.4%
No	40	85.1%
Maybe	4	8.5%
Total	47	100.0%

Additional comments

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

- Additional cars would increase congestion on the A1, on the Biggleswade Road and at the Sainsbury's roundabout; in addition Vinegar Hill Rd/Hitchin Road is now very busy and has seen numerous accidents on the crossroads

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- Development would increase the number of cars crossing the A1 at the end of Biggleswade Road to access facilities in Biggleswade – this crossing is dangerous at present. If development went ahead a pedestrian crossing would be necessary
- The village has limited shops, no local pub and very few facilities
- Development is too large for a village of this size and would adversely affect the character of the village
- The site has inadequate public transport links
- Local doctors and dentists are already stretched
- The site is greenfield and outside of the current village envelope – development would be an incongruous extension into open countryside
- Development would segregate the village and would have a detrimental impact on community spirit.

Three respondents indicated that the site could support a much smaller development, perhaps of 0-15 dwellings.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northhill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • Site is adjacent to a busy crossroads • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook.

Ref Number: H029

Submission type: Housing

Site Name/Address: Water Lane Farm, Upper Caldecote

Submitted proposal: Development of 60+ 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

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

Additional comments

35 people made additional comments. In keeping with the table above, 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 would increase traffic and congestion on Biggleswade Road to an unsafe level and 'The Pastures' junction would become dangerous – this is the main pedestrian access to children's playground
- The site provides a visual break from existing development with views of the countryside – in-filling would have a significantly negative visual impact

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- The proposed development is too large for a village of this size that has limited facilities
- Health provision in the village is already insufficient and schools are at capacity
- This area has a problem with sewage/ drainage – incapable of supporting the existing housing adequately
- Development here would increase the risk of flooding
- Development would have a detrimental impact on the feeling of the village, turning it into a town
- Public transport links in the area are inadequate.

In addition, five respondents suggested that the site may be appropriate for small-scale development. Three respondents made additional comments in support of the proposed development, indicating that the development would not be out of place visually, is close to local amenities and would enhance the village.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northhill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • Archaeological constraints • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook.

Ref Number: H076

Submission type: Housing

Site Name/Address: Land adj. 8 The Fields, Lower Caldecote

Submitted proposal: Development of 5 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 7

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	12.5%
No	3	37.5%
Maybe	4	50.0%
Total	8	100.0%

Additional comments

Seven people made additional comments. Three respondents indicated that development on this site would be inappropriate. However, four respondents indicated that a development of this size would be preferable to other proposals put forward for Northhill and more in keeping with the size of the village.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Loss of 'garden' land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows an extremely poor rating. • Dangerous access into/out of Lower Caldecote • Public transport is not in existence • The foul sewer in The Grange is private • A previous application for two dwellings on this site was turned down by an appeal. • For any selected Upper or Lower Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook

Ref Number: H100

Submission type: Housing

Site Name/Address: Land at Sand Lane, Northill

Submitted proposal: Development of 18 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 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	27.3%
No	8	72.7%
Maybe	0	0.0%
Total	11	100.0%

Additional comments

10 people made additional comments. These were mainly in opposition to the development of this site, with key reasons for this being:

- Sand Lane cannot accommodate more traffic at its top/west end
- Northill does not have the infrastructure and facilities to support an increase in its population, with the sewage system in particular already overloaded
- Development would encroach on agricultural land/ countryside outside of the village limits
- Concerns regarding site access.

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However, one respondent commented that this site is of a suitably modest size for development in Northhill and well located.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northhill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Access to the site is not shown, would it be through Chantry Piece? • Accessibility information shows a poor rating • The traffic capacity of Sand Lane is inadequate for a development of this size.

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Ref Number: H139

Submission type: Housing

Site Name/Address: Site off Harvey Close r/o 82-88 Biggleswade Road, Upper Caldecote

Submitted proposal: Development of 28 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 41

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	2	5.1%
No	32	82.1%
Maybe	5	12.8%
Total	39	100.0%

Additional comments

32 people made additional comments. In keeping with the table above, 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 could worsen congestion on Biggleswade Road and a safe crossing across the A1 would be required, for both cars and pedestrians
- Access through a small estate would be particularly problematic for children and the elderly residents who live there

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- Development would be too large for the size of the village and the site is too small for the number of houses proposed
- The village has a limited number of shops and facilities so residents would need to use Sainsbury's. For this, public transport and access would require improvements
- Drains and sewers are not adequate to cope with population increases
- Public transport is limited in this area
- Little entertainment available in the village, for example a pub or facilities for young people
- Development should take place in areas where adequate facilities exist.

However, five respondents made additional comments in support of the site. Key reasons respondents support the site are:

- Affordable housing for local people is desirable
- This site is appropriate for small-scale development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions will require additional provision across all levels. • Access to site is not shown. • Current road infrastructure will not support this number of dwellings. • Accessibility to information shows a poor rating • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook.

Ref Number: H212

Submission type: Housing

Site Name/Address: Land at Thorncote Green, Nr Northill

Submitted proposal: Development of 2 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 5

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	25.0%
No	2	50.0%
Maybe	1	25.0%
Total	4	100.0%

Additional comments

Four people made additional comments. Two supported the development of a maximum of two houses on the site, whilst others made comments in opposition to the development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside development envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows an extremely poor rating. • Within Flood Zone 2. • Adjacent to listed building.

Ref Number: H229

Submission type: Housing

Site Name/Address: Land rear of 67-103 Biggleswade Road, Upper Caldecote

Submitted proposal: Development of 77 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	9.3%
No	39	90.7%
Maybe	0	0.0%
Total	43	100.0%

Additional comments

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

- Biggleswade Road is already busy and access from this road to the A1 would be hazardous
- Access to the site is proposed to be the farm track adjacent to 103 Biggleswade Road, which would be difficult for large vehicles, dangerous (including for children) and would disturb current residents. alternative access via a bridge over Caldecote Brook would also be problematic

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- Development of this scale would mean extra pressure on local schools – such facilities are limited and could not support a significant population increase
- Public transport, community and retail facilities are limited in this area
- Development is on a greenfield site outside the village footprint. It would have a detrimental effect on views of the countryside, would urbanise a rural environment and would negatively impact upon an area of woodland and wildlife
- The site is inappropriately large for its location
- Sewerage already unable to cope in the village.

However two respondents commented that this site may be the most appropriate of those proposed for Northhill.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northhill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • This would constitute back land development • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook

Ref Number: H231

Submission type: Housing

Site Name/Address: Land adjacent to Woodlands Nurseries, Biggleswade Road, Upper Caldecote

Submitted proposal: Development of 204 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 37

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	3	8.6%
No	31	88.6%
Maybe	1	2.9%
Total	35	100.0%

Additional comments

29 people made additional comments. In keeping with the table above, 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 would result in an increased volume of traffic using the A1 and Biggleswade Road which already suffers congestion and speeding, with the junction between the two roads an accident hot-spot
- Proposed development is too large for a village of this size - it would overwhelm and change the character of the village

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- Health care, retail services and other facilities are already insufficient;
- Public transport is limited in this area
- The site is on greenfield land and is outside of the settlement envelope – development would have a detrimental impact on the nature of the village
- The site could not support this number of houses
- Northhill’s sewerage system is already overstretched.

One comment was made in support of development of this site, and a further two respondents made additional comments to the effect that this site could support a small-scale development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northhill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • Right of way constraint • The junction of Biggleswade Road and the A1 is not adequate to support this size of development. • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook

Ref Number: H234

Submission type: Housing

Site Name/Address: Land rear of 47-55 Biggleswade Road, Upper Caldecote

Submitted proposal: Development of 63 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 37

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	3	8.8%
No	30	88.2%
Maybe	1	2.9%
Total	34	100.0%

Additional comments

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

- Traffic is already a problem, especially on Biggleswade Road. Access from Biggleswade Road to the A1 is dangerous and congested and access to the proposed point of access to the site itself is problematic
- Development is too large for a village of this size
- Limited facilities, with no community centre, doctors or public house in the village

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- Development would result in the loss of woodland, wildlife, and agricultural land, and would have a detrimental effect on the character of the village
- The site is greenfield and outside the footprint of the village
- Infrastructure, particularly sewerage, overloaded
- The site could not support the proposed number of houses
- Public transport is limited in this area.

One comment was made in support of the development, and another indicated that the site could support small-scale development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • This would constitute back land development • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook.

Ref Number: H288

Submission type: Housing

Site Name/Address: Land to the East of Ickwell

Submitted proposal: Development of 100 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 33

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	3.3%
No	29	96.7%
Maybe	0	0.0%
Total	30	100.0%

Additional comments

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

- The scheme is too large for the size of the village – it would double the size of Ickwell and have an adverse effect on the character of the village
- There is already too much traffic through Ickwell and Northill - development would worsen problems
- Local healthcare and schools are already overstretched

Site Allocations, Issues and Options Consultation

- Infrastructure such as water supply and drainage would not support a development of this size
- The site is in the floodplain and flooding has been a problem due to sewer capacity
- The village has no facilities (e.g. shop, church, pub, school or play facilities) to support an increase in the population
- Development would adversely affect wildlife and flora and fauna at this site.

One additional comment was made in support of this site, with a small number of respondents indicating that a small-scale development of up to 10 houses may be appropriate.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural land • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • Eastern boundary is within the floodplain • Archaeology constraint. • Adjacent to conservation area • Adjacent to Listed Building 'The Old House' in the south eastern corner of Ickwell Green (not identified in the Issues and Option document).

Ref Number: H289

Submission type: Housing

Site Name/Address: Home Farm, Ickwell

Submitted proposal: Development of 8 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 type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	7.1%
No	11	78.6%
Maybe	2	14.3%
Total	14	100.0%

Additional comments

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

- The site is used as a conservation area and includes two old barns which should be conserved
- The area is of high value for wildlife
- Development would damage the rural character of the village
- Additional traffic and site access would be problematic.

One comment was made in support of the development, and another indicated that the site could support small-scale development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Outside settlement envelope • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. • Accessibility information shows a poor rating • Approximately half of the site is within Flood Zone 2 • Within Conservation area • Northern boundary within Area of Great Landscape Value • Adjacent to Listed Buildings • Adjacent to Tree Preservation Order • Adjacent to Historic Park and Garden

Ref Number: H291

Submission type: Housing

Site Name/Address: Land to the rear of 76-88 Hitchin Road, Upper Caldecote

Submitted proposal: Development of 3 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 28

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	12.0%
No	12	48.0%
Maybe	10	40.0%
Total	25	100.0%

Additional comments

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

- An increased volume of traffic would be undesirable and access onto Hitchin Road, which is already busy, would be unsafe
- The development proposed is too large
- Development would have an adverse effect on the village's sense of community
- The village has inadequate facilities to support development

Site Allocations, Issues and Options Consultation

- Development would mean the loss of agricultural land and back-filling creates a precedent for further development.

Four additional comments were made in support of this development, which is seen as an acceptable size for the village. A further three respondents indicated that this development would be the best option from those proposed for Northhill.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northhill Parish Council	-	<ul style="list-style-type: none"> • Loss of agricultural facilities • Outside settlement envelope • Site is in open countryside • There is currently capacity in lower and upper schools, but not in middle schools. Developer contributions would therefore be required towards middle school provision. Significant development will require additional provision across all levels. This would constitute back land development • Accessibility information shows a poor rating • For any selected Upper Caldecote sites the developer contribution should be put towards a foot/cycle bridge across the A1 on the stretch between the junction with Biggleswade Road and Bells Brook.

Site Allocations, Issues and Options Consultation

Ref Number: H313

Submission type: Housing

Site Name/Address: Land rear of 128 Hitchin Road, Upper Caldecote

Submitted proposal: Residential development of 1 to 14 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 6

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

Site development suitability

	Count	Percent
Yes	0	.0%
No	2	50.0%
Maybe	2	50.0%
Total	4	100.0%

Additional Comments

Three people made additional comments. These were mixed and noted that whilst the proposed development could offer support to the local shop/post office, it would result in an increase in traffic and could put a strain on facilities such as doctors and drains.

Site Allocations, Issues and Options Consultation

Ref Number: H314

Submission type: Housing

Site Name/Address: Land Adjacent to 215 Biggleswade Road, Upper Caldecote

Submitted proposal: Residential development of private bungalows

Period of consultation: Round two

Total number of surveys/representations submitted: 4

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

Site development suitability

	Count	Percent
Yes	1	33.3%
No	1	33.3%
Maybe	1	33.3%
Total	3	100.0%

Additional Comments

Three people made additional comments. These were mixed and noted that whilst the proposed development could offer support to the local shop/post office, it would result in an increase in traffic and the A1, and could put a strain on facilities such as doctors and drains.

Site Allocations, Issues and Options Consultation

Ref Number: E39

Submission type: Employment

Site Name/Address: Bells Brook, Biggleswade

Submitted proposal: B1 (Offices, Light Industrial and Research and Development) and Lorry Park

Number of jobs proposed: Approximately 200 - 350

Period of consultation: Round one

Please note this site is located in Northill adjacent to the boundary with Biggleswade.

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

Site development suitability

	Count	Percent
Yes	3	20.0%
No	10	66.7%
Maybe	2	13.3%
Total	15	100.0%

Additional comments

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

- Development on a floodplain will lead to an increase in flooding
- Development would create traffic problems, particularly at the mini-roundabout at Sainsbury's, at Sun Street in Biggleswade, on Shortmead Street and the A1
- Development would be an undesirable intrusion onto green land and would have an adverse affect on wildlife and biodiversity

Site Allocations, Issues and Options Consultation

- Potential for pollution from commercial buildings (effluents and waste)
- Public transport links are insufficient.

Two comments were made in support of the development of this site for employment use.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Outside settlement envelope • Site is within Flood Zone 2 and 3 • Site would encourage Biggleswade 'ribbon development' • Development would spoil view from Biggleswade Common • There is already too much traffic on the mini-roundabout at the Sainsbury's junction which leads to traffic backing up on the A1 and at the Sun Street junction in Biggleswade, and this development would make it worse.

Site Allocations, Issues and Options Consultation

Ref Number: E65

Submission type: Employment

Site Name/Address: Land at Bells Brook, Biggleswade

Submitted proposal: B1 (Business)

Number of jobs proposed: Unknown

Period of consultation: Round one

Please note this site is located in Northill adjacent to the boundary with Biggleswade.

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

Site development suitability

	Count	Percent
Yes	5	31.3%
No	9	56.3%
Maybe	2	12.5%
Total	16	100.0%

Additional comments

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

- Development would create traffic problems, particularly on Teal Street, the mini-roundabout at Sainsbury's, at Sun Street in Biggleswade, on Shortmead Street and the A1
- Development would be an undesirable intrusion onto green land and have an adverse affect on views of the landscape as well as on wildlife and biodiversity
- Site is on a floodplain – development would heighten the risk of flooding

Site Allocations, Issues and Options Consultation

- Access to the site through an existing housing estate is undesirable and may be hazardous
- Development would cause air and noise pollution to local residents and possible pollution from commercial buildings (effluents and waste).

Four additional comments were made in support of the development of this site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Northill Parish Council	-	<ul style="list-style-type: none"> • Outside settlement envelope • Site is within Flood Zone 2 and 3 • Site would encourage Biggleswade 'ribbon development' • Development would spoil view from Biggleswade Common • There is already too much traffic on the mini-roundabout at the Sainsbury's junction which leads to traffic backing up on the A1 and at Sun Street junction in Biggleswade, and this development would make it worse.

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