

Site Allocations, Issues and Options Consultation: Pulloxhill

September 2008

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

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4.3.32 Pulloxhill

Round one consultation - Three sites have been submitted for potential residential development in Pulloxhill.

A public exhibition of these sites was held at Silsoe Village Hall on Friday 22nd February 2008, between 1.00pm and 8.00pm.

Round two consultation - No additional sites/proposals have been submitted as part of the second round of Issues and Options consultation.

Public response - From the Talk to Mid Beds website going live in February 2008 there were 371 visits to the Pulloxhill parish pages (up to end of 22nd September 2008) while one postal pack was distributed during the two rounds of consultation.

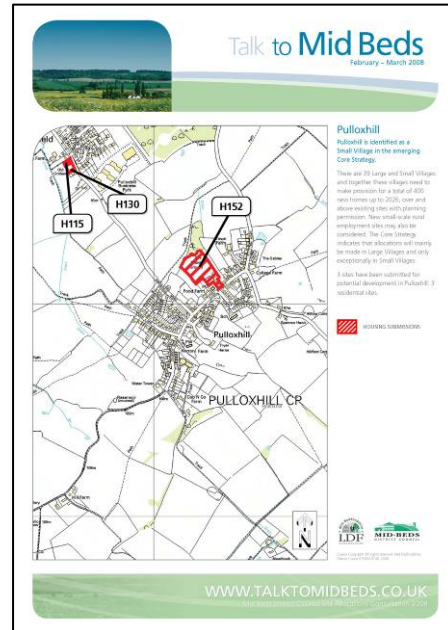


Figure 1 - Round one consultation sites

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

General issues with development sites in Pulloxhill

Concerns that development of sites in Pulloxhill will lead to traffic congestion and damage the character of the village are recurrent in feedback responses.

4.33.3 Potential development sites in Pulloxhill

Ref Number: H1 15

Submission type: Housing

Site Name/Address: Land at Greenfield Road, Pulloxhill

Submitted proposal: Development of 1-2 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 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 | 4 | 28.6% |
| No | 6 | 42.9% |
| Maybe | 4 | 28.6% |
| Total | 14 | 100.0% |

Additional comments

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

- The development will increase traffic problems, particularly congestion at school start and finishing times, and problems with heavy vehicles travelling through the village

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- The site is far removed from Pulloxhill village and is outside the settlement envelope.

However, other additional comments indicated that the site could take a maximum of two houses, preferably with parking provided.

Ref Number: H130

Submission type: Housing

Site Name/Address: Land West of Grenfield Road, Pulloxhill

Submitted proposal: Development of 2-4 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 9

Site assessment criteria

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 2 | 22.2% |
| No | 4 | 44.4% |
| Maybe | 3 | 33.3% |
| Total | 9 | 100.0% |

Additional comments

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

- The development will increase traffic problems, particularly congestion at school start and finishing times, problems with heavy vehicles travelling through the village and parking issues
- The site is only suitable for one house and is not suited to affordable housing. Also, it would have a detrimental impact on current residents' countryside views.

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Other additional comments indicated that the site could take a maximum of two houses to avoid congestion issues.

Ref Number: H152

Submission type: Housing

Site Name/Address: Land rear of the Cross Keys PH, 3 High Street, Pulloxhill

Submitted proposal: Development of 24 dwellings

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 7.1% |
| No | 13 | 92.9% |
| Maybe | 0 | 0.0% |
| Total | 14 | 100.0% |

Additional comments

12 additional comments were made about the site. In line 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 site is inappropriate for development – it is located on an area of Important Local Space and is regularly used for community activities
- Development would have a negative impact on the character of the village

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- The infrastructure of Pulloxhill is inadequate to cope with a development of this size – roads are insufficient, public transport is limited and the village has no shopping facilities.

One additional comment was submitted in support of the development.

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