

Site Allocations, Issues and Options Consultation: Shefford

Final Revision – December 12th 2008

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

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4.3.35 Shefford

Round one consultation - 13 sites have been submitted for potential development in Shefford: twelve residential sites and one site for mixed use.

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

Round two consultation - Two additional residential sites have been submitted for consideration for potential development in Shefford.

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.

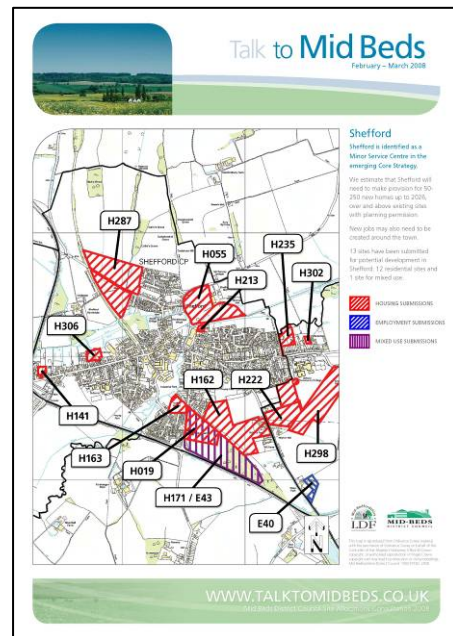


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1187 visits to the Shefford parish pages (up to end of 22nd September 2008) while 19 postal packs were distributed during the two rounds of consultation.

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

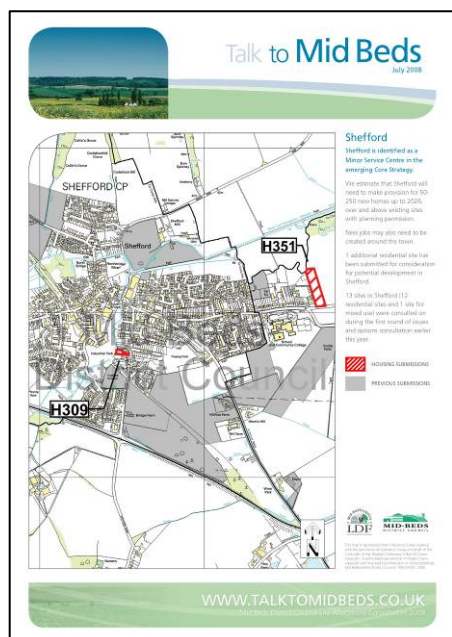


Figure 2 - Round two consultation sites
overflow

A petition objecting to development of sites H019 and H162 containing 58 signatures was also received.

General issues with development in Shefford

A number of respondents made representations highlighting a number of parish wide issues that they think need to be taken into consideration in the site allocations process. These issues also occurred across many of the site specific representations.

These issues were:

- Schools and health services are already operating at capacity and could not cope with additional development
- Concerns regarding flooding
- The current sewage system in Shefford could not handle additional development as it is already liable to

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- Additional development would exacerbate existing traffic congestion.

Potential development sites in Shefford

Ref Number: H019

Submission type: Housing

Site Name/Address: Bridge Farm (and adjoining land), Ivel Road, Shefford

Submitted proposal: Development of 170 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 38

A petition objecting to the development of sites H019 and H162 containing 58 signatures was also received.

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	9.1%
No	27	81.8%
Maybe	3	9.1%
Total	33	100.0%

Additional Comments

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

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- Concerns regarding a likely increase in traffic on Ivel Road and site access issues regarding Queen Elizabeth Close and Churchill Way
- Concerns about the capacity of the existing utility infrastructure in Shefford, particularly with regard to the sewage system, to cope with additional demand from potential future development
- The capability of schools and health services to meet demand caused by any new development
- The negative visual impact new developments would likely have on Shefford and an associated loss of character as a result.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Do not support	The development of this site would cause a considerable increase in traffic flow in Ivel Road which is heavily congested with resident on street car parking and also car parking allied to Brewers Court, the commercial site at the bottom of Ivel Road, which has insufficient parking provided on site. Any development on this site would need to be designed to blend with the profile of the ground which slopes steeply upwards away from the entry point. Any structures on this site would appear to be a strident feature at the entry point to the community. It was turned down as development land by the Inspector at the setting of the last local plan due to its high visibility from the approach to Shefford. This development would not be of sufficient size to support any additional shopping outlets. There is a Tesco Express within a few minutes walk. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H019 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.

Ref Number: H055

Submission type: Housing

Site Name/Address: Land off Stanford Road, Shefford

Submitted proposal: Development of 200 dwellings

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 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	5	14.7%
No	29	85.3%
Maybe	0	0.0%
Total	34	100.0%

Additional Comments

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

- Location is close to the River Ivel and so there is an associated flooding risk
- Concerns regarding the capacity of the existing sewage system to cope with additional development
- An increase in the volume of traffic in Shefford
- Existing education and health services are oversubscribed.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Support	<p>The development of this site would go some way towards the community's required housing provision. It is outside the current development boundary but would be a sensible addition to the community's area. It should be noted that approximately 50% of the indicated area falls with the floodplain and is prone to flooding during winter periods. Flood protection and floodplain mitigation would be needed. It would be essential to have any development in this area assessed by the Ivel Drainage Board. The section of Stanford Road that borders the site to the north is particularly hazardous due to the approach speed of vehicles, particularly LGV's, and would benefit from a layout that re-profiles the bend and provides a roundabout at the junction with Lucas Way. The new roundabout could also provide access to the site. A local 'convenience store' would be supported by this development and if located correctly could be used by the residents of the nearby existing estate. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H055 will cause. The proposed medical new facility would be located at the opposite end of the community, more than twice the distance of the existing medical facility. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.</p>

Ref Number: H141

Submission type: Housing

Site Name/Address: Land rear of 128-136 Ampthill Road, Shefford

Submitted proposal: Development of 13 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	2	18.2%
No	8	72.7%
Maybe	1	9.1%
Total	11	100.0%

Additional Comments

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

- Existing problems with regard to flooding
- An increase in traffic volume
- Additional pressure on schools and health services

However, a small number of respondents did feel that this site could be suitable as long as flooding and infrastructure requirements were properly addressed.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sheffield Town Council	Do not support	<p>This would be a sensible development, however the fact that it is adjacent to flood plane should require a full flood risk assessment that should be included in any planning application detailing the proposed flood mitigation measures. Access to the site is from a busy section of roadway and special attention should be paid to the visibility splay on any access road or driveway. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H141 will cause. The proposed medical new facility would be located at the opposite end of the community. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.</p>

Ref Number: H162

Submission type: Housing

Site Name/Address: Land West of Hitchin Road, Shefford

Submitted proposal: Development of 320 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 38

A petition objecting to the development of sites H019 and H162 containing 58 signatures was also received.

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	13.3%
No	23	76.7%
Maybe	3	10.0%
Total	30	100.0%

Additional Comments

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

- Concerns about the potential impact development would have on residents of Queen Elizabeth Close, particularly with regard to site access requiring

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- demolition of existing properties, increases in the volume of vehicle and pedestrian traffic and a detrimental effect on the character of the area
- More general concerns about an increase in the volume of traffic in Shefford
- Concerns about the capacity of schools and health facilities to cope with an increase in demand that development would entail.

However, a small number of respondents did feel that this site could be suitable as long as the issues regarding access, infrastructure, facilities and services were properly addressed.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Support	This site is not easily accessed from the existing roads and would form a large cul-de-sac. The additional traffic caused by access from Hitchin Road would be unacceptable. The 'additional information' makes mention of an 'additional sports pitch'. The sports pitch is already proposed as part of an arrangement for another development (H163 the old football field), in Shefford. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H162 will cause. The proposed medical new facility would be located at the opposite end of the community. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.

Ref Number: H163

Submission type: Housing

Site Name/Address: Shefford Town Football Club, Ivel Road, Shefford

Submitted proposal: Development of 52 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 17

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	7	43.8%
No	7	43.8%
Maybe	2	12.5%
Total	16	100.0%

Additional Comments

15 people made additional comments about this site. In keeping with the table above, the additional comments represent a mix of local views. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is prone to flooding
- General concerns that there is not sufficient capacity within Shefford's infrastructure, facilities and services to cope with additional development, particularly with regard to school and doctors places.

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However, there were a number of respondents who did feel that this site was suitable for future housing on the condition that an alternative site was found for the football pitch and issues regarding flooding were addressed.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Support	<p>This is a sensible use of this land, however the area has been known to flood therefore a full flood risk survey should be carried out and the results included with any planning application detailing the proposed flood mitigation measures. There is a covenant in place that requires a suitable alternative football ground to be provided. This provision is in exchange for providing and social housing. It is imperative that a site is found and developed as a football field rather than any cash equivalent that may well get diverted away from the community of Shefford. Access to the site is from a busy section of roadway and special attention should be paid to the visibility splay on any access road or driveway. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H163 will cause. The proposed medical new facility would be located at the opposite end of the community. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still be required. The sewage disposal system that serves Shefford is insufficient for its present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.</p>

Ref Number: H213

Submission type: Housing

Site Name/Address: Land rear of 5 Mayfields, Shefford

Submitted proposal: Development of 3-5 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 12

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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	1	9.1%
No	10	90.9%
Maybe	0	0.0%
Total	11	100.0%

Additional Comments

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

- Concerns regarding flooding
- Lack of vehicular access to the site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sheffield Town Council	Do not support	This development suffers with very poor access. It is possible that property would have to be demolished in order to give vehicular access. The land is on flood plane and would need flood mitigation and protection. This land is not suitable for residential development. Any Planning Application should be refused on the above grounds. Should development take place the population increase would be insignificant in relation to Health Care and schooling facilities.

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Ref Number: H222

Submission type: Housing

Site Name/Address: Land to the East of Hitchin Road, Shefford

Submitted proposal: Development of 120 dwellings

Period of consultation: Round one

Please note this site is located in Clifton adjacent to the boundary with Shefford.

Total number of surveys/representations submitted: 58

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	7.4%
No	47	87.0%
Maybe	3	5.6%
Total	54	100.0%

Additional Comments

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

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development of this site would result in a detrimental impact on the countryside through the loss of Greenfield areas and erode the gap between Clifton and Shefford

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- Development on this site will have the potential to have a detrimental impact on the road infrastructure and congestion, notably A507 and Shefford Road
- Development of this size has the potential to have a detrimental impact on the village character of Clifton
- Development has the potential to impact on existing overstretched water and drainage infrastructure, increasing the risk of flooding.

However, a couple of respondents thought that this proposal was a sensible use of land, particularly if development was accompanied by a new road to the Upper School.

Views of town/parish council and civic organisations

Organisation / council	Support/do not support allocation	Comments
Shefford Town Council	Support	This development although within the Clifton Boundary is a sensible use of land. The development when taken with the additional plot on site ref.H298 would provide approximately 50% of the community's contribution to the housing requirement. It will be located next to the proposed new medical centre and is immediately adjacent to the Upper School. The Middle and Lower Schools are some distance away and will no doubt add to traffic movements with parents taking children to these schools. Part of the 106 agreements for this site could be the provision of a new access road to the Upper School. This development is sufficient to support a small number of 'general' stores, as it is some distance from the shopping centres of Shefford and Clifton. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H222 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.
Clifton Parish Council	Do not support	The Council disagrees with this particular proposal and with the District Council's assertion that some growth would be expected here as Shefford is being identified in the emerging Core Strategy as a Minor Service Centre.

Ref Number: H235

Submission type: Housing

Site Name/Address: Land off Shefford Road, Clifton

Submitted proposal: Development of 50 dwellings

Period of consultation: Round one

Please note this site is located in Clifton adjacent to the boundary with Shefford.

Total number of surveys/representations submitted: 83

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	3.8%
No	68	87.2%
Maybe	7	9.0%
Total	78	100.0%

Additional Comments

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

- Contamination from materials dumped by RAF Henlow;
- Development would compound existing traffic congestion, particularly around Samuel Whitbread School leading to concerns about safety of children attending the school
- The likelihood of the site flooding

- Increase in pressure on schools and health services which are already oversubscribed
- Lack of local shopping provision.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Maybe support	This development is within the Clifton boundary. It is partly on flood plane and has been flooded within recent years. A full flood risk assessment must be completed showing flood mitigation and prevention measures and be included in any planning application. It is located close to the Upper School. The Middle and Lower Schools are some distance away and will no doubt add to traffic movements with parents taking children to these schools. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H235 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.
Clifton Parish Council	Do not support	The Council disagrees with the proposal for development of this land. The access to the site is inadequate, especially on to Shefford Road with vehicle usage of between 4922 and 5128vpd – Monday to Friday; and the heavy pedestrian use by attendees of the Sam Whitbread Community College. Also at a time when the Government and local authorities are stressing the need for more environmental awareness development should not be considered on, or near, a flood plain.

Ref Number: H287

Submission type: Housing

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

Submitted proposal: Development of up to 500 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 24

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	5	21.7%
No	15	65.2%
Maybe	3	13.0%
Total	23	100.0%

Additional Comments

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

- Development would encroach into open countryside
- Sewage system is currently not sufficient to cope with existing use and additional development would exacerbate this issue
- A development of this size would have a negative impact on oversubscribed schools and doctors surgeries.

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However, a small number of respondents did feel that the proposals for this site were a sensible use of the land, providing that infrastructure issues, particularly sewage, education and health, are addressed.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sheffield Town Council	Support	<p>This would be a sensible use of this land. It is bounded by the B658. It would satisfy the current demand for housing. The 106 Agreement for this development could include a link road from the Stanford Road taking traffic out of the town area. It would also need to provide an underpass crossing the B658 to provide a safe route to the town area and schools. All three schools are some distance from this site. This will no doubt add to traffic movements with parents taking children to the schools. Sheffield's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H287 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Sheffield is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H298

Submission type: Housing

Site Name/Address: Land East of Hitchin Road, Shefford

Submitted proposal: Development of 230-266 dwellings and recreational facilities.

Period of consultation: Round one

Please note this site is located in Clifton close to the boundary with Shefford.

Total number of surveys/representations submitted: 90

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	3.8%
No	75	93.8%
Maybe	2	2.5%
Total	80	100.0%

Additional comments

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

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development on this site and its access will have a detrimental impact on the road infrastructure notably Shefford Road and Clifton Road
- Infrastructure including power, sewerage and drainage are overstretched

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- Development of this size has the potential to have a detrimental impact upon the character and nature of Clifton
- Development of this site would result in the loss of greenfield site and erode the gap between Clifton and Shefford.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Support	<p>This development although within the Clifton Boundary is a sensible use of land. The development when taken with the additional plot on site ref.H222 would provide approximately 50% of the communities contribution to the housing requirement. It will be located next to the proposed new medic centre and is immediately adjacent to the Upper School. The Middle and Lower Schools are some distance away and will no doubt add to traffic movements with parents taking children to these schools. Part of the 106 agreements for this site could be the provision of a new access road to the Upper School. This development is sufficient to support a small number of 'general' stores, as it is some distance from the shopping centres of Shefford and Clifton. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H298 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.</p>
Clifton Parish Council	Do not support	<p>The Council disagrees with this proposal. The land should remain as a 'green wedge' between the two communities of Clifton and Shefford. Any development on land adjoining Shefford Road, Clifton would exacerbate the current problems associated with traffic volume, speed and safety of vehicles, passengers and pedestrians.</p>

Ref Number: H302

Submission type: Housing

Site Name/Address: Land rear of 196 Shefford Road, Clifton

Submitted proposal: Development of 4 dwellings

Period of consultation: Round one

Please note this site is located in Clifton within the built up area of Shefford.

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

Site development suitability

	Count	Percent
Yes	5	13.2%
No	28	73.7%
Maybe	5	13.2%
Total	38	100.0%

Additional Comments

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

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development on this site, and its access, has the potential to have a detrimental impact on the road infrastructure, notably Clifton Road
- Infrastructure including power, sewerage and drainage is overstretched

- Development of this size has the potential to have a detrimental impact upon the character and nature of Clifton
- Development site adjoins floodplain.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sheffield Town Council	Maybe support	The effect of this development on local facilities would be negligible. However it is in Clifton and it does adjoin flood plane land. A full flood risk assessment must be completed showing flood mitigation and prevention measures and be included in any planning application. The sewage disposal system that serves Sheffield is insufficient for its present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.
Clifton Parish Council	Do not support	The council disagrees with the proposal as no intelligent consideration of development on land can be given without first having an awareness of access proposals. The plan submitted showed no proposed access.

Ref Number: H306

Submission type: Housing

Site Name/Address: Land rear of 62 Amphill Road, Shefford

Submitted proposal: Development of 17 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	25.0%
No	9	75.0%
Maybe	0	0.0%
Total	12	100.0%

Additional Comments

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

- The site is prone to flooding due to its location near to a river
- Access to the site is a concern, as is sewage.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sheffield Town Council	Do not support	This area is not suitable for housing due to it being almost completely on the flood plane. The access road shown is insufficient for the number of houses. This site should not be allocated.

Ref Number: H309

Submission type: Housing

Site Name/Address: Garden of 52A Ivel Road, Shefford

Submitted proposal: Residential development of 4 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 14

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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	8.3%
No	9	75.0%
Maybe	2	16.7%
Total	12	100.0%

Additional Comments

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

- The site is located in the floodplain
- Development of the site has the potential to have a detrimental impact on the already congested Ivel Road, which could in turn have road safety implications
- Development of the site has the potential to place strain on existing local services and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Shefford Town Council	Do not support	This area is already congested and has traffic flow problems. It is on floodplain and should not even be considered for development.

Ref Number: H351

Submission type: Housing

Site Name/Address: Land at Pedley Lane, Clifton

Submitted proposal: Residential development of 60 dwellings

Period of consultation: Round two

Please note this site is located in Clifton adjacent to the built up area of Shefford.

Total number of surveys/representations submitted: 22

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	4.5%
No	19	86.4%
Maybe	2	9.1%
Total	22	100.0%

Additional Comments

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

- Development of this site will encroach on the land which separates the settlements of Clifton and Shefford
- Development in this location would generate more traffic accessing onto an already busy road

- Development of this size has the potential to have a detrimental impact on local services and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Clifton Parish Council	Do not support	<p>The Council objects to the proposal. The site is designated in the Current Local Plan as an Important Countryside Gap and is currently used for agriculture purposes. In the present climate of fuel and food shortages the site should remain as designated. Access to the site would either have to be direct onto Pedley Lane, which the District Council has already acknowledged is too dangerous by ensuring that the Clifton Fields development is only accessed directly onto Shefford Road, or via the Clifton Fields development. Access onto Pedley Lane would create a potentially dangerous area, especially in view of the fact that this part of Pedley Lane/Shefford Road is used as a congregating point by students of Sam Whitbread Community College; and is a pedestrian route to the local middle school. Access via the Clifton Fields would also be dangerous. The access/egress road is already being used for parking. I would now refer you the original consultation documents and in particular to Site Ref: H251 – Land to the West of Hitchin Lane and to the East of New Road, Clifton. Your original document made no reference to the site, or any part thereof, being in a flood plain. However in the current document (H351) you state that land along the southern boundary is within Flood Zone 2. This presumably means that the flood zone is within the land shown on site ref: H251? The Council wishes to have this fact added to its comments in respect of Site Ref. H251 made on 31st March.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H171/E43

Submission type: Mixed Use

Site Name/Address: Bridge Farm, Shefford

Submitted proposal: Mixed use development of 267 dwellings and small scale B1 (business) employment use

Number of jobs proposed: Approximately 150

Period of consultation: Round one

Total number of surveys/representations submitted: 29

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

Site development suitability

	Count	Percent
Yes	2	7.4%
No	24	88.9%
Maybe	1	3.7%
Total	27	100.0%

Additional Comments

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

- Concerns relating to increased traffic congestion, particularly with regard to Ivel Road
- The site is a poor location for employment use

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- There is already a shortage of school places and access to health care is also limited
- The sewage system is inadequate to meet the needs of a development of this size
- The negative impact on residents of Queen Elizabeth Close.

Views of town/parish council and civic organisations

Organisation/ council	Support/ o not support allocation	Comments
Shefford Town Council	Do not support	This development covers the area detailed in H019 and an additional area stretching up the hill beside the Shefford bypass. Therefore the same remarks apply. The development of this site would cause a considerable increase in traffic flow in Ivel Road which is heavily congested with resident on street car parking and also car parking allied to Brewers Court, the commercial site at the bottom of Ivel Road, which has insufficient parking provided on site. Any development on this site would need to be designed to blend with the profile of the ground which slopes steeply upwards away form the entry point. Any structures on this site would appear to be a strident feature at the entry point to the community. It was turned down as development land by the Inspector at the setting of the last local plan due to its high visibility from the approach to Shefford. This development would not be of sufficient size to support any additional shopping outlets. There is a Tesco Express within a few minutes walk. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H171/E43 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal.

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