

Site Allocations, Issues and Options Consultation: Shillington

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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Site Allocations, Issues and Options Consultation

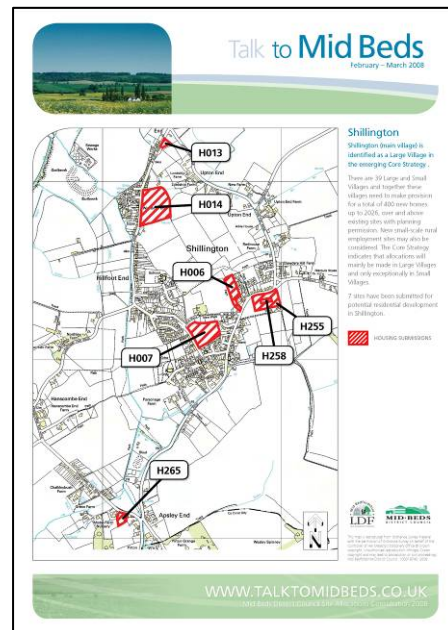
4.3.36 Shillington

Round one consultation - Seven sites have been submitted for potential residential development in Shillington.

A public exhibition of these sites was held at Lower Stondon Village Hall on 26th March 2008, between 1.00pm and 8.00pm.

Round two consultation - One additional residential site/proposal has been submitted for consideration for potential development in Shillington.

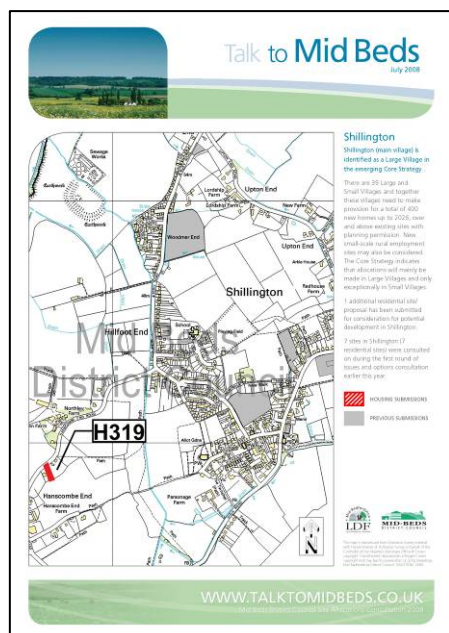
A public exhibition of these sites was held at Stotfold Memorial Hall, Hallworth Drive (off Hitchin Road), Stotfold on Thursday 10th July, between 2.30pm and 7.30pm.



Public response - From the Talk to Mid Beds website going live in February 2008 there were 643 visits to the Shillington parish pages (up to end of 22nd September 2008) while seven postal packs were distributed during the two rounds of consultation.

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

General issues with development in Shillington



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 recurred across many of the site specific representations.

These issues were:

- Many of the sites are located outside the current settlement envelopment
- The current road system in Shillington is not suitable to support the increased volume of traffic that would be generated by additional development
- Development would have a detrimental effect on the village aesthetic
- Loss of green and open spaces.

Figure 2 - Round two consultation sites The Shillington Village Design Association made the following comments at its AGM on 18th March:

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- Support at Old Swan House (Ref: H265) for redevelopment of existing outbuildings, provided in sympathy with surrounding buildings
- Do not support other sites as they are outside the existing Settlement Envelope.

Potential development sites in Shillington

Ref Number: H006

Submission type: Housing

Site Name/Address: Land at High Road, Shillington

Submitted proposal: Development of 24 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 17

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	2	12.5%
No	11	68.8%
Maybe	3	18.8%
Total	16	100.0%

Additional Comments

14 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:

- The proposals envisage the demolition of 52a High Road
- The current road system cannot support additional traffic
- Loss of green open space

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- Poor public transport provision.

However, a couple of respondents did support development as there is sufficient existing infrastructure to support development and the site is adjacent to the current settlement envelope, outside the conservation area.

Ref Number: H007

Submission type: Housing

Site Name/Address: Land at Hillfoot Road, Shillington

Submitted proposal: Development of 23 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 20

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	3	17.6%
No	12	70.6%
Maybe	2	11.8%
Total	17	100.0%

Additional Comments

19 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 have a negative impact on the nature and character of the local area
- Concerns about the potential impact of development on the local green spaces and wildlife
- Traffic congestion would increase.

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However, a couple of respondents did support development on this site as the proposals are sympathetic to the character of the surrounding area and could provide some needed affordable housing.

Ref Number: H013

Submission type: Housing

Address: Land adj. 125 Bury Road, Shillington

Submitted proposal: Development of 4 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 11

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	2	16.7%
No	6	50.0%
Maybe	4	33.3%
Total	12	100.0%

Additional Comments

Seven 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 loss of green open spaces
- Lack of public transport and other public services in the village to support existing development
- Worsening traffic congestion.

Ref Number: H014

Submission type: Housing

Address: Land opposite Woodmer Close, Bury Road, Shillington

Number of houses proposed: Development of 50 - 80 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 18

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	0.0%
No	16	100.0%
Maybe	0	0.0%
Total	16	100.0%

Additional Comments

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

- Traffic congestion would be exacerbated, particularly with regard to Bury Road
- The proposed development is too large and falls outside the settlement envelope

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- The existing sewage system is currently not sufficient and would not cope with additional development.

Ref Number: H255

Submission type: Housing

Address: Land at Marquis Hill, Shillington

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 14

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	8.3%
No	9	75.0%
Maybe	2	16.7%
Total	12	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:

- The junction that this site would use is already dangerous and this development would increase the risk of accidents
- The development would encroach onto the green and open spaces in and around Shillington
- Development would adversely affect the character of the village.

Ref Number: H258

Submission type: Housing

Address: Marquis Hill, Shillington

Submitted proposal: Development of 17 dwellings across whole of site.
Development of 3 dwellings on this submission site.

Period of consultation: Round one

Total number of surveys/representations submitted: 10

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	0	0.0%
No	9	100.0%
Maybe	0	0.0%
Total	9	100.0%

Additional Comments

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

- Concerns that development would have a detrimental effect on the village's character
- Development would lead to a loss of green and open space in Shillington, particularly with regard to Marquis Hill

- Site is outside the settlement envelope.

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Ref Number: H265

Submission type: Housing

Address: Land at the Old Swan House, 7 Hanscombe End Road, Apsley End, Shillington

Submitted proposal: Development of up to 3 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 11

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	7	63.6%
No	4	36.4%
Maybe	0	0.0%
Total	11	100.0%

Additional Comments

Eight people made additional comments about this site. In keeping with the table above, the additional comments are largely in support to development. Key reasons people do think this site is appropriate for future housing in Mid-Bedfordshire are:

- The development is the right size for a village such as Shillington
- The proposals could improve the character of the area as they involve the refurbishment of existing buildings
- Development would maintain the open character of the village.

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However, a small number of respondents did oppose development due to the site's location within a conservation area and on a dangerous corner.

Ref Number: H319

Submission type: Housing

Site Name/Address: Land at 84a Handscombe End Road, Shillington

Submitted proposal: Residential development of one or possibly two dwellings

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 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 checked="" type="checkbox"/>	<input 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	1	20.0%
No	3	60.0%
Maybe	1	20.0%
Total	5	100.0%

Additional Comments

Five people made additional comments about this site. In keeping with the table above, the additional comments are mixed. The sites location was highlighted as being unsustainable, away from public transport provision and local facilities. It was also noted that development in this location should reflect the character of the local street.

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