

SHILLINGTON APPENDICES

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.

SHILLINGTON APPENDIX ONE
Survey Additional Comments

Site Allocations, Issues and Options Consultation

Ref Number: H006

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Alison Graham	Although it means destroying a newly renovated residence.
Penny Worsey	Infrastructure already in place.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Michael Bradley	I would agree to an amended proposal which would provide access from Marshalls Close rather than involve the demolition of a recently extended and refurbished 52a High Road. Another vehicle access very close to New Wark and Marshalls Close would create traffic problems. Any houses on this site should be either low cost starter homes or preferably old people's accommodation which is appropriate to this location close to the village post office and village hall.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bartholomew	Mostly outside the Settlement Envelope. Previous application refused and not supported by Shillington Village Design Association. Little local support for extension of SE. Support of local services irrelevant.
David Bruce	Any residential development has some potential to support local facilities. It depends on Section 106 agreements, and how well off the new residents are. Better off people who could afford to come would not use local shops or buses. The bus services are minimal and too few run to give an acceptable service for commuting except perhaps to Bedford. If development is to be sustainable, Shillington is not an appropriate location. This development would be damaging because: Site is outside the Settlement Envelope, recently reconfirmed. Site abuts the (recently extended) Shillington Conservation area. It overlooks (thro tall deciduous trees) a field with three much used paths. These, and a tall Leyland hedge, make the site quite dark except in winter so there would be pressure to remove them. The site is mostly paddock, the stables being small, so open space would be lost. The bungalow 52A High Road, which has been greatly improved, recently, does not belong to the proposers.
Margaret Bruce	Cars turning right into the entrance to this site would be stationery & unseen by cars approaching the bend from Marquis Hill. At 30mph this would be dangerous and even more dangerous if approaching cars were breaking the speed limit, which is very common, since it is downhill just before the bend. This site is also outside the village settlement envelope and adjacent to the conservation area, which it would spoil. 52A High Road is no longer owned by City & County and has just been extended & modernised.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Matthew Molyneux	My wife and I purchased 52a High Road some 18 months ago in the knowledge that this proposed development had been rejected. We have subsequently spent considerable time and money completely refurbishing the property to a excellent condition. Therefore we would be totally against this proposed development and believe it should be withdrawn from the planning applications.
Mr R T Chamberlain	1. Taking valuable farm land 2. Having just had ten years of quarry, and still have another ten years to go. I think it's time to give us a bit of a break 2. We have hardly any public transport come through the village - only 4/5 buses a day. 4. The road in and around broom are not suitable for this major plan.
Mrs M R Chamberlain	1/ Taking valuable farm land 2/ We have just had ten years of quarrying and still have 10 more years of it 3/ There are only four single decked buses that go through the village a day, five days a week 4/ The roads in and around village are not suitable for any more traffic.
S.J.Davey	The bungalow No 52A Has recently been sold and extensively modernised and landscaped what is being proposed would mean the demolition of a perfectly good house.
Sally Stapleton	This is backfilling in a location of open fields and grazing. The identified area is used for grazing as this is a very horsey village. There are natural ponds in this field, which in the current climate could lead to flooding not only in any new development but push excess water into the nearby properties without adequate drainage being considered. Small development has already taken place in the area down the existing, parallel track in New Walk. The current environment enjoyed by the residents in this location - open views and network of footpaths is what attracted them to live here and such a size of development would remove one of the key reasons to live in Shillington. The only potential for support would be more children for the existing pre and lower school and increased business for local shops, pubs and garages if the appropriate properties were to be built here.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Carol Bond	The site in question has a right of way through it which would need to be taken into consideration if the site is developed.
Mrs Molyneux	City and County Development have submitted H006 for residential development; the site submission includes the demolition of 52a High Road. As the current owners of 52a, Mrs Molyneux is very concerned that she was not told by the promoter and is worried about the implications the sites have for her home. As the owners of 52a she would not be in agreement with the site coming forward for development and the subsequent demolition of their property. She notes therefore that as one of the owners of the site is not in favour, the site would be very unlikely to be able to be developed and as such should not be taken through to the next stage of consideration.

Site Allocations, Issues and Options Consultation

Ref Number: H007

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr David Mott	This site could be partially developed for sheltered housing for the elderly, with the remainder as general housing with the possibility of two access; one onto Hillfoot & via a new walk to High Rd.
Mrs S Mott	As the on-coming generation will have a high proportion of older people (the post war baby boomers) there is a need for sheltered housing which does not seem to be addressed. There is also a need for single occupancy properties to release existing sheltered housing accommodating 50+ thus taking up properties needed by 70+.
Sally Stapleton	This area lies in the heart of our village. The developer has provided several properties in the community, although some not meeting the needs of what the village needs. This proposal however indicates that careful consideration has been given to the style of proposed dwellings, which would echo the style of properties opposite in Hillfoot Road. At last consideration appears to have been given to attract younger families by offering affordable dwellings rather than the 5 bed detached which contribute nothing to our social infrastructure. These more affordable properties will benefit both pre and lower school as well as village shops, pubs and garages and local organisations. The intention to create a new village green on the back of the proposal is very welcome, as well as retention of a key footpath across the middle of the field.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bruce	This site is outside the Settlement Envelope, which has been recently consulted on and reconfirmed in this part of the village as still appropriate. This is because the character of this part of the village centre is open and rural. Development here on a green field, highly visible from roads and pavements, would not be in sympathy with this character. Any residential development has some potential to support local facilities. Contribution to infrastructure would depend on Section 106 agreements. The bus services are minimal and too few run to give an acceptable service for commuting except perhaps to Bedford. If development is to be sustainable, Shillington is not an appropriate location.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Ann Wiggins	Why are you building houses in a village? A village with the bare minimum of public transport, no support services, i.e. Doctors, library, pharmacist, no provision for children, youth facilities, etc. Why dont you build houses in the town, or use existing brown sites, instead of green fields.
B.R.Worbey	What would you do about Church street?
David Bartholomew	An appalling proposition. Part of the village open centre. Outside the SE. Little local support for any extension of SE. Whatever contribution such a development might make to local services is irrelevant.
Geoff Clark	This area of the village is in a conservation zone. Road networks at this part of the village cannot cope with the current parking and traffic requirements. Services such as sewerage are not sufficient to cope with a large development.
Michael Bradley	This land is NOT currently residential as the submission claims but a key open area within the village for which planning approval has been sought and rejected many times. It is a vital part of the Shillington's unique character and all key open areas within the developed area of the village and, particularly within the conservation area, need to be preserved from housing development. I would not object to a village green with appropriate amenities on the site but not a housing, commercial or retail development.
Miss Jackie Bodimead	I have sent my views to Chris Duffy. I am strongly against any development on this site. It will be a disaster ecologically and a disaster for residents. The road at this point is extremely narrow. Traffic and parking is already a huge problem. This development will add to the problem. The land supports an array of wildlife from Barn Owls to the ever declining Shrew. It will be an outrage to destroy this land for a few houses. This land is enjoyed by everyone in this area, AS IT IS. These habitats are disappearing fast. Let's keep something for the future generations shall we?
Penny Worsey	Enough traffic congestion already! Ref. access Church St.
S.J.Davey	Shillington has a number of unique features which include open space in the centre of the village by filling up these spaces it would be destroying the very nature and uniqueness of Shillington. The sewage system for long the subject of debate and concern will not stand large scale development as it has been and continues to be overloaded. Parking in this narrow road has and continues to be an issue at two cars per household this would be increased to potentially 46 traffic movements per day-with what parking provision at that proposed density? What village green!
Sarah Moxey	save this green lung in the village - there is already a centre at the village hall, the village shop, the school, the rec, the bury road shop - don't artificially try to make one - it will just land up with residents putting up signs like no ball games and will not work. Let villages develop naturally.
Valerie & Peter Pennifer	Would spoil whole area.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Carol Bond	The site in question has a right of way through it which would need to be taken into consideration if the site is developed.
Alison Graham	Fills up, to an extreme extent an already congested central area of the village-parking/access/traffic probs.

Ref Number: H013

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Michael Bradley	This is the right type of infill development appropriate to increasing housing capacity in Shillington.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bartholomew	Outside the SE. Little local support for any extension of SE.
David Bruce	(Comments same for H013 & H014) The sites are outside the Settlement Envelope, recently reconfirmed, and for good reason. Development of these sites would be damaging because one is a large, green field, quite close to the centre of the village and both are highly visible from Bury Road and pavements and footpaths as well as from Hornes Pasture, newly acquired by the village as a recreation area. The land is part of the open and green character of the village. Any residential development has some potential to support local facilities. How much support depends on any Section 106 agreements, and how much the new residents use local services. Even a large development such as this would not allow local services to be significantly added to. The bus services are minimal and too few run to give an acceptable service for commuting except perhaps to Bedford. If development is to be sustainable, Shillington is not an appropriate location.
Margaret Bruce	This is not within the village settlement envelope which has recently been agreed. It would noticeably encroach into the green space in Shillington with an adverse effect on a key characteristic of the village.
Mr B Worbey	Road problems.
Sally Stapleton	Bury Road is a nightmare in terms of old cottages and on street parking, effectively making the road single lane. Additional properties on the other side of the road will do little to enhance the area and indeed will add considerably to the already existing chaos in the road with accessing and egressing to the site. Part of the charm of the area is the open country views to the church, which would of course be removed with any building on the opposite side of the road. Creation of a parking area on the site would be of more benefit to the community than more houses.

Site Allocations, Issues and Options Consultation

Ref Number: H014

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Alison Graham	None, No parking facilities- narrow street.
David Bartholomew	Large scale development proposal. Outside SE. Little local support for extension of SE. Another attempt to fill the green centre of the village. To be resisted if Shillington is to retain its identity.
David Bruce	(Comments same for H013 & H014) The sites are outside the Settlement Envelope, recently reconfirmed, and for good reason. Development of these sites would be damaging because one is a large, green field, quite close to the centre of the village and both are highly visible from Bury Road and pavements and footpaths as well as from Hornes Pasture, newly acquired by the village as a recreation area. The land is part of the open and green character of the village. Any residential development has some potential to support local facilities. How much support depends on any Section 106 agreements, and how much the new residents use local services. Even a large development such as this would not allow local services to be significantly added to. The bus services are minimal and too few run to give an acceptable service for commuting except perhaps to Bedford. If development is to be sustainable, Shillington is not an appropriate location.
David Gumm	Bury Rd is a very narrow road with a large quantity of small houses with on-street parking. This causes considerable traffic congestion - so additional housing off this road would compound the problem and make life intolerable for Bury Rd residents. Also, this site has a drainage stream running through it and the whole site is subject to flooding. Building on it would considerably increase flooding problems. Also, the sewage infrastructure for houses in our part of Bury Rd is already inadequate. At times of high rainfall the sewage fails to drain away. The sewage infrastructure could not cope with additional housing. From a personal standpoint, and a view shared by many others, this land provides a lovely area to walk and enjoy the countryside. It would be a great shame to concrete it over. I think there are other sites in Shillington which would be much more suitable for potential housing.
Geoff Clark	Bury Road Cannot cope with parking and traffic now. This site is part of the network of footpaths that make the centre of this village so attractive.
Johanne Wright	The site would be too large - if it was for a few houses then I don't think anyone would oppose. Parking is a major factor and must be taken into consideration. I would also suggest that the drains are looked at first as Bury Road is always flooded by this site whenever it rains. How will they cope with more concrete going on and less land to soak up the rain. The local doctors cannot cope now - you try getting an appointment! How would it cope with another couple of hundred people? I also believe the houses should be no bigger than 3 bedrooms and for locals. Too many youngsters have to leave the village as they can't afford to stay. We do not need any more executive type houses in the village.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Margaret Bruce	This development would be a serious encroachment on Shillington's green spaces and it is not within the settlement envelope. One of the characteristics of the village is that it is made up of several Bedfordshire ends, with open views to countryside opposite the houses in many cases. This development would destroy this characteristic. It would also increase car traffic levels, which are already a problem, within the village and on the surrounding roads.
Michael Bradley	This size of development is totally inappropriate for Shillington. It would create serious traffic congestion along Bury Road which is now mainly restricted to a single cars width as most residents of Bury Road have no off street parking. It would also put further pressure on the presently overstretched doctor's surgery in Lower Stondon.
Mr B Worbey	Road problems.
S.J.Davey	This is an ill considered site on three counts. The proposed site coming out onto Bury Road on what is already an over congested narrow road with its own parking problems. This would go against our own Village Design Statements policy of maintaining the open spaces so typical of the centre of Shillington. The overloaded sewage system which remains an issue.
Sally Stapleton	Bury Road is a nightmare in terms of old cottages and on street parking, effectively making the road single lane. Any development here of this magnitude will add considerably to the already existing chaos in traffic with accessing and egressing to the site and village. The proposal for such a large number of properties opposite Woodmer Close will be extremely detrimental to the area and the existing infrastructure would be unable to cope. Bury Road has a history of sewage problems over 20 years. Part of the attraction of living in Shillington is charm of the area with open country views and an excellent footpath network, which would be seriously undermined by this proposal.
Sarah Moxey	The first thing to do here is sort out the on going problem of the smell of sewage. Proper infrastructure should be in place before other loads are placed on it. Keep green fields green - please do not build on virgin land.
Tracy Barnett	All sites apart from HO14 look suitable for Shillington. This site looks too large, parking is already a problem.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Penny Worsey	Dangerous road access. Flood plain!
Valerie & peter Penifer	Absolutely not, Our village would become a town in no time.

Site Allocations, Issues and Options Consultation

Ref Number: H255

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bartholomew	Prominent site outside SE. Little local support for extension of SE. These plots sold off to speculators hoping to make a profit without any concern for the appearance of the village. Any development on this site would be strongly resisted locally.
David Bruce	This land was bought as speculation, hence the application, but its development is not appropriate. The site is outside the Settlement Envelope, recently reconfirmed, and for good reason. Development of this site would be damaging because the site is a green field, highly visible from roads and pavements, and is central within the village. It is part of the open and green character of the village. Distances as stated by applicant are almost half of the true ones - e.g. to Arlesey is 7.5 not 4 miles. Any residential development has some potential to support local facilities. It depends on Section 106 agreements, and how well off the new residents are. Unfortunately, people who could afford to buy in Shillington would not use local shops or buses. The bus services are minimal and too few run to give an acceptable service for commuting except perhaps to Bedford. If development is to be sustainable, Shillington is not an appropriate location.
Graham Bellamy	On farmland.
Margaret Bruce	Land adjacent to Marquis Hill is a key green space in Shillington, contributing to its open character. This development would certainly harm the appearance and character of the village. The supporting statement is highly misleading, for example stating that the area has been identified for significant levels of housing growth, which is incorrect. The attachment also contains misleading factual errors with misleading distances from local towns quoted. The so-called 'business park' actually consists of 2 small converted barns. Traffic levels in Shillington are already a problem and this development would add to them. The village is not situated near major routes. Most residents of Shillington prefer to use cars, rather than public transport.
Michael Bradley	This site would have access onto an already dangerous road with an existing junction (Upton End Road / High Road) that suffers from poor visibility and Marshalls Avenue both joining High Road close to any new access. A blind corner between these two roads makes access from the new site on the opposite side of High Road to the two existing roads particularly dangerous. I cannot agree to the provision of a third convenience store in the village as it would adversely affect business at the local Post Office and Village Store which is only c.200 yards away from the proposed development.

Submitted by	Comments
S.J.Davey	<p>We understand that this hope land which was advertised and sold, according to the council, would never receive planning permission. By inference if this proposal were to be given the go ahead, it would open the flood gates for all such open land. The same piece of land is also referred to under H258.</p> <p>Again access onto the High road already extensively used by through traffic (Re-expansion of Barton and Stondon) This area is on a dangerous bend and complicated by traffic feeding from Upton End road (A recent fatality claimed the life of one driver).</p>
Sally Stapleton	<p>The site is open land used for paddocks and horse livery, offering country views for residents over Marquis Hill. The area has already been developed quite substantially on the other side of the road, with one particularly inappropriate property for the area, which does little to reflect the surrounding street scene. The proposed development is particularly inappropriate site for any form of social housing or commercial development with site access on the brow of a hill with a blind view to incoming traffic. Parish Council continue to work with County Highways on a scheme to create a safer road layout for existing issues in this location to deal with increasing volumes of through traffic, most of which is speeding. This proposal would be of no benefit to the community and would do little to enhance the area.</p>

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Carol Bond	The site in question has a right of way through it which would need to be taken into consideration if the site is developed.
Alison Graham	Traffic issues -speeding at Point up and down Maulden Road.

Site Allocations, Issues and Options Consultation

Ref Number: H258

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bartholomew	Part of H255 and although for only 3 houses no more acceptable. Outside SE. Little local support for any extension of SE.cf Unacceptable in any circumstances irrespective of any possible infrastructure benefits. Permission to build this small development would give rise to a greater one.
David Bruce	Any residential development has some potential to support local facilities. It depends on Section 106 agreements, and how well off the new residents are. Unfortunately, people who could afford to buy in Shillington would not use local shops or buses. The bus services are minimal and too few run to give an acceptable service for commuting except perhaps to Bedford. If development is to be sustainable, Shillington is not an appropriate location. Site is outside the Settlement Envelope, recently reconfirmed. This development would be damaging because the site is a green field, highly visible from roads and pavements. There is nothing positive about developing this site as shown by the applicant who gives no explanation of the design concept. Distance to Arlesey is 7.5 not 4 miles as stated by applicant. Schools info given is completely wrong. Site character Existing is given as - Planned for residential building. This is wrong.
Graham Bellamy	Farmland.
Margaret Bruce	Land adjacent to Marquis Hill is a key green space in Shillington, contributing to its open character. This development would certainly harm the appearance and character of the village. The application is incomplete and does not answer the questions on design concept or enhancing the village, presumably because the suggested development lacks both of these characteristics. It should be noted that the village is not situated near major routes. Most residents of Shillington prefer to use cars, rather than public transport.
Michael Bradley	This site would have access onto an already dangerous road with an existing junction (Upton End Road / High Road) that suffers from poor visibility and Marshalls Avenue both joining High Road close to any new access. A blind corner between these two roads makes access from the new site on the opposite side of High Road to the two existing roads particularly dangerous. I cannot agree to the provision of a third convenience store in the village as it would adversely affect business at the local Post Office and Village Store which is only c.200 yards away from the proposed development.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Sally Stapleton	The site is open land used for paddocks and horse livery, offering country views for residents over Marquis Hill. The area has already been developed quite substantially on the other side of the road, with one particularly inappropriate property for the area, which does little to reflect the surrounding street scene. The proposed development is particularly inappropriate for the site with access on the brow of a hill with a blind view to incoming traffic. Parish Council continue to work with County Highways on a scheme to create a safer road layout for existing issues in this location to deal with increasing volumes of through traffic, most of which is speeding. This proposal would be of no benefit to the community and would do little to enhance the area.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Carol Bond	The site in question has a right of way through it which would need to be taken into consideration if the site is developed.
S.J.Davey	We understand that this hope land which was advertised and sold, according to the council, would never receive planning permission. By inference if this proposal were to be given the go ahead, it would open the flood gates for all such open land. The same piece of land is also referred to under H258.

Site Allocations, Issues and Options Consultation

Ref Number: H265

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bruce	The small scale of this proposal and its low visual impact on surroundings make it reasonably appropriate for the village of Shillington. As far as I can see from the plans, it would not affect the open character of the locality or have a negative effect on the Apsley End Conservation Area.
Margaret Bruce	This proposal seems reasonable, in that it is a small conversion of outbuildings and has the potential to enhance the site area and the conservation area in which it is located. It is also reasonable for Shillington to make a small, sensibly located contribution to the need for housing in Bedfordshire, which does not encroach on the villages green spaces.
Michael Bradley	I support this development as it would improve an existing eyesore within the village and is the right type of infill development for Shillington.
Sally Stapleton	This site has been the subject of many development applications over the years as we continue to watch the front facade falling into disrepair and a shadow of its former self. Some sort of re-development needs to be done on the various annexes, which have stood empty for so long. Conversion into 3 dwellings would serve to enhance the site to adequately reflect the value of the neighbouring properties, particularly the listed buildings next door.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
David Bartholomew	Acceptable as long as in sympathy with adjacent buildings. Previous application supported by Shillington Village Design Association. I suggest that this is the only proposal in this document that might be acceptable to the residents of Shillington.
Valerie & Peter Pennifer	Extreme care must be taken to ensure build is in keeping with beautiful conservation area.

This additional comment was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Alison Graham	On really dangerous corner, inside conservation area. Only for 3 houses.

Site Allocations, Issues and Options Consultation

Ref Number: H319

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Michael Bradley	This is the right sort of development for Shillington

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mrs Sally Stapleton	Proposed site has only ever had occupation of a caravan with renewed license every 3 years. Occupant was relative of elderly neighbour and support for this elderly person was reason for the permitted caravan siting. Neighbouring bungalow on other side of site has historically been an area of controversy with development here only permitted for use by agricultural worker, which has not over recent years been the case. Proposed dwelling/s should be designed specifically to reflect current street scene rather than an oversized property which would do little to enhance the area. A bungalow would be ideal as this would fit in with neighbouring property and meet a demand not previously considered.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Shillington Village Design Association	This site is outside the Settlement Envelope for Hanscombe End. This Association does not support new development outside the SE. Design Statement is Supplementary Planning Guidance.
Mr David Bruce	This site is outside the current settlement envelope for Shillington. It is also well away from public transport routes and local facilities so does not meet sustainability requirements. For these reasons I think it is an unsuitable site for development.

SHILLINGTON APPENDIX TWO
Email Representations

Name	Subject	Comment
David Bartholomew	Shillington	<p>The Shillington Village Design Association at its AGM on 18th March considered the submitted potential residential development sites in Shillington. A vote was taken on each proposal by the 18 members present. Only one was supported; that at Old Swan House (ref H265) for redevelopment of existing outbuildings, provided in sympathy with surrounding buildings. There was insufficient time for detailed discussion but the main reason for the lack of support was that all the proposed sites are outside the existing Settlement Envelope. The Association members (currently 85) have not supported significant enlargement of the S E in the past and those at the AGM, by their votes, maintained that view.</p>
Jackie Bodimead	Shillington, H007	<p>I was very alarmed to see that the land opposite my house has been earmarked for development. Hillfoot Road at this point (I live at 27) is extremely narrow. As residents, we already have problems with traffic and parking and this development will add greatly to the already existing problems. An increase in housing at this point of the road would be an absolute disaster. Shillington is a lovely village. I have only lived here for 2 years, but I must say, if this development goes ahead, I will move out. The increase in builder's traffic and noise will be awful for us. The land opposite our old cottages is beautiful. It teems with wildlife. There are Barn Owls and Tawny Owls that use this land for their hunting. Muntjac deer also graze this land and the array of small mammals from Field Mice to the ever declining Shrew, also live there. The field also supplies an abundance of insects for birds to feed on too, and the removal of their already dwindling food supply just adds more weight to the ever growing ecological problem. It will be an absolute tragedy for these animals and our community to see these habitats destroyed. The locals love this piece of land as it is. We all use it to enjoy nature and the peace and quiet that brought us to the village in the first place. It is a tiny piece of tranquility at the end of a hard day. You say that a 'village green' will be built with these houses. That is not what is needed. The land needs to stay as wild as possible so that wildlife can exist without interference from humans. Wildlife habitats are disappearing at an alarming rate worldwide; don't you think it's about time we considered our future for the generations to come? Surely local councils have a responsibility to nature and preservation of environments too? Building these houses on this site is not only a crime against nature, but a disaster from the point of view of a community having to deal with more traffic and parking problems due to over population in a small area. I do hope that this proposal will not go ahead for all the reasons above. Yours sincerely Jackie Bodimead.</p>

Name	Subject	Comment
Nola McCormick	Shillington, site H007,	I have noted that the meadow on Hillfoot Road is a proposed site for building. Also that a new village green is a proposed part of the development. This is a major green area within the village which could soon be lost to us. Besides all the transport issues of more cars using an already overcrowded road, we would like to feel that if building does go ahead here, a major part of the meadow would be left for people to enjoy. The present village green is only big enough to hold the Shillington sign and is something of a joke. A really nice village green here with a minimum of housing would mean that the present green could be used for parking, and then, who knows, the site of the Methodist church could be used for housing. I would also like to think that any new housing on this site would be placed sympathetically to existing housing, and new houses would not be staring into the upper windows of existing houses surrounding the site.
Lisa Ashley	Shillington, site H014	I would like to add my comments to those that have already been voiced regarding the potential development in the village of Shillington. Whilst I understand the need to develop our village and encourage younger families to embrace the 'country life', is it viable to increase the road traffic through Bury Road when it is already congested at the best of times? (H014)It would also spoil an open area that is appreciated by many.
Duncan Scrimshire	Shillington, site H255	Please accept this formal objection to the proposed development H255 at Marquis Hill, Shillington, Beds.The junction at Upton End Road to Marquis Hill is dangerous enough in its present form as you have a combination of the hill and bends in the road either way which impedes your view of any on coming traffic. In my view the proposed access to this site can only add to an existing problem and increase the possibilities of accidents.

SHILLINGTON APPENDIX THREE
Letters and Reports

Name/Organisation	Subject
A Whiteman	Infrastructure at Pegson

A Whiteman

Dear Sir/ Madam

A list of points on infrastructure at Pegsdon

- 1) No new housing until main line sewer repaired as biggest land owner and house owners are trying to impose new tenants making repairs. The tenant responsible instead of landlord. Head of environment told me new legislation when implemented only on main line sewage would then become water board responsibility. The landowner could pay toward this under lot agreement? (very bad writing illegible) on any new housing in Pegsdon
- 2) ??? lorry ban except for access with community safety group survey on 7,500-8000 cars per day set to increase to 1400. Houses planned at Banton on the heaton road (????) and the witans development on A6 will increase traffic for A1. B655 being a short cut to get to and from it.
As Mid Beds is meant to merge with South Beds this now needs looking into. As to cross the road in rush hour is very dangerous, with it getting worse with increase in housing in the district. The road was not built to take this volume of traffic. Noise from traffic is ruining quality of life.

SHILLINGTON APPENDIX FOUR
Respondents' Postcodes

Below is a list of respondents' postcodes (where available) who submitted surveys or representations in other formats, about sites in the parish or about Shillington in general.

Postcode
LU2 8RJ
MK40 3JJ
MK44 3AX
MK45 4PT
SG16 6PF
SG18 9NB
SG5 3HD
SG5 3LE
SG5 3LH
SG5 3LL
SG5 3LU

Postcode
SG5 3LX
SG5 3LZ
SG5 3NH
SG5 3NL
SG5 3NN
SG5 3NS
SG5 3NY
SG5 3PA
SG5 3PG
SG5 3PL