

Site Allocations, Issues and Options Consultation: Stondon

September 2008

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

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4.3.40 Stondon

Round one consultation - 12 sites have been submitted for potential development in Stondon; ten residential sites and two mixed use sites.

A public exhibition of these sites was held at The Rufus Centre in Flitwick on Saturday 15th March, 2008, between 9.00am and 1.00pm.

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

Public response - From the Talk to Mid Beds website going live in February 2008 there were 523 visits to the Stondon parish pages (up to end of 22nd September 2008) while nine postal packs were distributed during the two rounds of consultation.

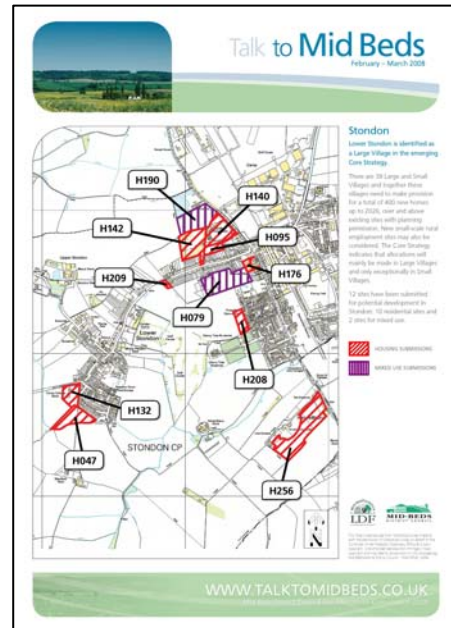


Figure 1 - Round one consultation sites

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

General issues with development in

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:

- Existing poor infrastructure and services, particularly with regard to sewage, roads and schools, could not cope with the additional demand that further development would surely cause
- The detrimental effect that further development, particularly housing development would have on the village's character.

Potential development sites in Stondon

Ref Number: H047

Submission type: Housing

Site Name/Address: Land off Mayfield Crescent, Lower Stondon

Submitted proposal: Development of 45-50 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 15

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 | 15 | 100.0% |
| Maybe | 0 | 0.0% |
| Total | 15 | 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 respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Existing poor infrastructure and services, particularly with regard to sewage, roads and schools, could not cope with the additional demand that further development would surely cause.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|---|
| Stondon Parish Council | Do not support | The Parish Council objects to this application as it is encroaching on to good agricultural land. |

Ref Number: H079

Submission type: Mixed Use

Site Name/Address: Land at the rear of Station Road and Bedford Road, Lower Stondon

Submitted proposal: Development of 90 - 110 dwellings, B1 (office/ light industrial) use and community buildings and open space.

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 2 | 12.5% |
| No | 13 | 81.3% |
| Maybe | 1 | 6.3% |
| Total | 16 | 100.0% |

Additional Comments

15 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 village's infrastructure, services and facilities, particularly the village's road network, could not cope with a development of this size
- A concern that villages should remain villages.

However, one respondent did feel that Stondon was in need of a development such as this.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|---|
| Stondon Parish Council | - | The Parish Council does not object to this application. |

Ref Number: H095

Submission type: Housing

Site Name/Address: Land rear of 149-175 Station Road, Lower Stondon

Submitted proposal: Development of approximately 45 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 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 | 2 | 16.7% |
| No | 9 | 75.0% |
| Maybe | 1 | 8.3% |
| Total | 12 | 100.0% |

Additional Comments

Nine 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 capacity of the road network in Stondon is not sufficient to cope with additional demand that development would generate
- Further development would have a detrimental effect on village life.

Site Allocations, Issues and Options Consultation

However, one respondent did feel some limited housing development could be suitable on this site.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|--|
| Stondon Parish Council | Does not support | The Parish Council objects to this application as it has concerns regarding access and egress onto an already busy road. |

Ref Number: H132

Submission type: Housing

Site Name/Address: Land at Trinity College Farm, Lower Stondon

Submitted proposal: Development of 25 to 50 dwellings

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 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 | 9 | 81.8% |
| Maybe | 1 | 9.1% |
| 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 opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Existing traffic congestion would be exacerbated
- The village does not have the infrastructure, services and facilities to meet additional demand that further developments would cause.

Site Allocations, Issues and Options Consultation

However, one comment submitted did support development on this site, particularly as a community centre could be provided as part of the proposals.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|--|
| Stondon Parish Council | Does not support | The Parish Council objects to this application as it is encroaching onto good agricultural land. |

Ref Number: H140

Submission type: Housing

Site Name/Address: The Greyhound Stadium, Bedford Road, Lower Stondon

Submitted proposal: Development of 80 dwellings with retail and community facilities

Period of consultation: Round one

Total number of surveys/representations submitted: 16

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 | 2 | 15.4% |
| No | 10 | 76.9% |
| Maybe | 1 | 7.7% |
| Total | 13 | 100.0% |

Additional Comments

13 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:

- There has been too much development already, and further development would directly impinge on the nature and character of Stondon as a village
- Further demand from future development could not be met by local services and infrastructure that are already overstretched.

However, one respondent did feel that this site could benefit from redevelopment.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|---|
| Stondon Parish Council | Do not support | The Parish Council does not support this application as it is too large to be sustained by the village. |

Ref Number: H142

Submission type: Housing

Site Name/Address: Land rear of 133/135/137/147c Station Road, Lower Stondon, Henlow

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 15

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 | 4 | 28.6% |
| No | 10 | 71.4% |
| Maybe | 0 | 0.0% |
| Total | 14 | 100.0% |

Additional Comments

13 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 a rise in the volume of traffic further development would generate and attendant problems such as noise, congestion and pollution that this traffic would cause
- There has been too much development already.

However, one respondent did feel that this was a good potential site for future housing development.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|---|
| Stondon Parish Council | Do not support | The Parish Council object to this application as it has concerns regarding access and egress onto an already busy road. |

Ref Number: H176

Submission type: Housing

Site Name/Address: Peckworth Industrial Estate, Bedford Road, Lower Stondon, Henlow

Submitted proposal: Development of approximately 20 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 9

Site assessment criteria

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 10.0% |
| No | 5 | 50.0% |
| Maybe | 4 | 40.0% |
| Total | 10 | 100.0% |

Additional Comments

Eight 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 additional traffic
- Concerns about increased pressure on local schools.

Site Allocations, Issues and Options Consultation

However, a couple of respondents did note that this is a site with existing development and would therefore be suitable for further development.

Ref Number: H190

Submission type: Mixed Use

Site Name/Address: Land at Bedford Road, Lower Stondon

Submitted proposal: Development of 63 dwellings with 40% of the site utilised for alternative uses such as employment, retail or community uses.

Period of consultation: Round one

Total number of surveys/representations submitted: 7

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 0 | 0.0% |
| No | 5 | 83.3% |
| Maybe | 1 | 16.7% |
| Total | 6 | 100.0% |

Additional Comments

Five 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:

- Greenfield sites should be protected
- Facilities and services in the village can not cope with further development.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|--|
| Stondon Parish Council | Do not support | The Parish Council objects to this application as the site would be separate from the village. |

Ref Number: H208

Submission type: Housing

Site Name/Address: Land at Station Road, Lower Stondon

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 7

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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 | 25.0% |
| No | 6 | 75.0% |
| Maybe | 0 | 0.0% |
| Total | 8 | 100.0% |

Additional Comments

Six 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:

- This is a greenfield site and should remain so
- No need for the proposed usage for mobile homes as there are currently existing sites nearby.

Conversely, one respondent did feel there was a need for small scale housing such as this.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|--|
| Stondon Parish Council | Do not support | The Parish Council objects to this application as it feels there are enough mobile home sites. |

Ref Number: H209

Submission type: Housing

Site Name/Address: Land at Station Road, Lower Stondon

Submitted proposal: Development of 5 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 9

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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 | 2 | 20.0% |
| No | 7 | 70.0% |
| Maybe | 1 | 10.0% |
| Total | 10 | 100.0% |

Additional Comments

Six 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 infrastructure cannot cope with further development
- That there would be a negative impact on the local area and environment.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|---|
| Stondon Parish Council | Do not support | The Parish Council objects to this application as it will affect the street scene of this road. |

Ref Number: H256

Submission type: Housing

Site Name/Address: Land at Holywellbury, near Lower Stondon/Henlow Camp

Submitted proposal: Development of a residential care home

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

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 11.1% |
| No | 6 | 66.7% |
| Maybe | 2 | 22.2% |
| Total | 9 | 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:

- Development on the site has previously been rejected
- Poor location for the proposed development particularly with regard to dangerous access onto the A600.

Site Allocations, Issues and Options Consultation

However, a small number of respondents would support the proposed development providing local people would benefit.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|--|
| Stondon Parish Council | Do not support | The Parish Council objects to this application as it is separate to the village. |

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