

Site Allocations, Issues and Options Consultation: Stotfold

Final Revision – December 12th 2008

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

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4.3.41 Stotfold

Round one consultation - 15 sites have been submitted for potential development in Stotfold: nine residential sites, three employment sites and three mixed use sites.

A public exhibition of these sites was held at the Roecroft Centre in Stotfold on Monday 17th March 2008, between 1.30pm and 8.00pm.

Round two consultation - Five additional sites/proposals have been submitted for consideration for potential development in Stotfold: three residential sites and two sites for employment use.

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

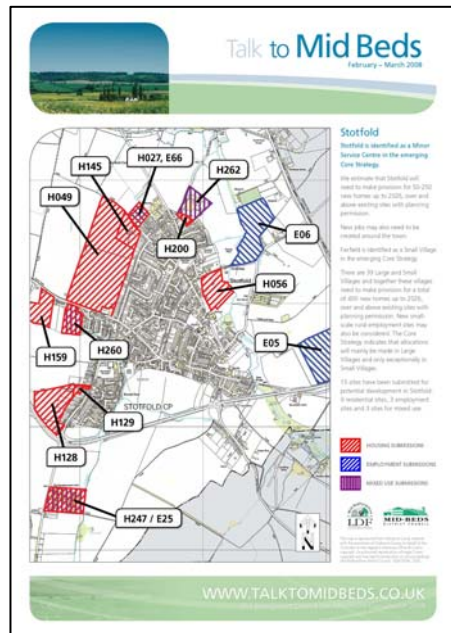


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1 194 visits to the Stotfold parish pages (up to end of 22nd September 2008) while 23 postal packs were distributed during the two rounds of consultation.

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

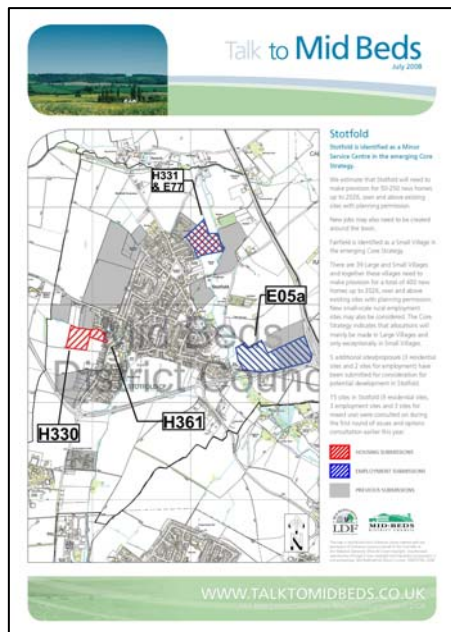


Figure 2 - Round two consultation sites needs to be taken into account

General issues with development in Stotfold

A number of respondents made representations highlighting parish wide issues that they think need to be taken into consideration in the site allocations process.

These issues were:

- A lack of capacity within the existing road infrastructure to cope with current levels of traffic; a problem which would be exacerbated by further development
- Concerns regarding the loss of open and green spaces in and around the town
- The level of development already planned and underway in Stotfold

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- Concerns about the provision of local services, facilities and infrastructure, particularly with regard to schools, shops and health care and their ability to absorb the extra demand generated by development
- Development could be supported if the site was a brownfield site and its intended usage was employment related
- The children's play area at Waters End should be protected
- A petition to 'protect the Ivel Valley in Stotfold' was also submitted containing 705 names.

The Town Council has also raised the following issues:

- The Town Council endorses the recommendations of the Core Strategy, that Stotfold should receive between 50 – 250 new homes up to 2026
- With regard to the comments by the Primary Care Trust on all site submissions, the Town Council feels that there should be a cohesive approach to the surgery, which brings in consultation with the current Practice
- With regard to the comments by the Local Education Authority, the Town Council disagree that upper schools in the area have the capacity to take more pupils; there is a need for new upper schools in this area and the Town Council feel that when the two tier system is brought in, the Etonbury School site will have sufficient room to accommodate a secondary school.

Potential development sites in Stotfold

Ref Number: H027

Submission type: Housing

Site Name/Address: Land at Common Road, Stotfold

Submitted proposal: Development of 51-68 dwellings or a mixed use development of residential and B1 business.

Period of consultation: Round one

Total number of surveys/representations submitted: 21

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

Site development suitability

	Count	Percent
Yes	1	5.0%
No	16	80.0%
Maybe	3	15.0%
Total	20	100.0%

Additional Comments

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

- Concerns that development of the site will have a negative impact on local open green spaces

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- Further development in Stotfold would harm the character and feel of the town
- Services, facilities and amenities are insufficient to cope with the increased demand that additional development would generate
- There has been too much development in Stotfold already and further development would generate additional traffic that would exacerbate existing congestion problems.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Support	This submission should be approved as this will be a natural progression of development on that road. If development is permitted on this site, then a link road must be brought through from Arlesey Road so as to alleviate traffic flow along Regent Street. Any development taking place should be in the next development plan period.

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Ref Number: H049

Submission type: Housing

Site Name/Address: Land off Arlesey Road, Stotfold

Submitted proposal: Development of 600 dwellings football ground and leisure facilities

Period of consultation: Round one

Total number of surveys/representations submitted: 30

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

Site development suitability

	Count	Percent
Yes	2	6.7%
No	24	80.0%
Maybe	4	13.3%
Total	30	100.0%

Additional Comments

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

- Further development would lead to unacceptable loss of countryside and open spaces
- The proposed scheme is far too large for a town the size of Stotfold to absorb, particularly with regard to existing traffic congestion problems,

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poor access to the site and road safety issues, due to the sites location near to Etonbury school

- Development of the site would have a negative impact on the unique character of Stotfold as a small town.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Support	This submission should be approved. We would very much favour accommodation for elderly persons to be located here. If approved, much of this submission would have to be phased over a longer period of time, and start no earlier than the next plan period. A link road must be brought through from Arlesey Road so as to alleviate traffic flow along Regent Street.

Ref Number: H056

Submission type: Housing

Site Name/Address: Land South of Malthouse Lane, Stotfold

Submitted proposal: Development of 120 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 65

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	2	3.2%
No	58	93.5%
Maybe	2	3.2%
Total	62	100.0%

Additional Comments

51 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 site is currently used by residents for recreational activities, such as dog walking
- Development would lead to a loss of open green spaces and countryside;
- Local facilities, services, and infrastructure are inadequate, particularly in relation to schools

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- Concerns about the safety of residents (particularly children walking to school) due to the likely increase in the volume of traffic that further development would generate on already over congested roads.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	<p>This submission should be rejected on the grounds that access from Malthouse Lane is not suitable. Also we have always commented that the area of land by the river should be kept an informal amenity land, complimentary to the Riverside Recreation Ground and Millennium Green.</p> <p>In part this is correct, but take into consideration that the County Council own both sides of that part of Malthouse Lane, the Manor Farm which is for the most part redundant. H056 site Malthouse Lane This field has been referred to as a meadow, it is arable farm land which the tenant has in permanent set a side (non production land). Most of the other proposed sites in Stotfold are in agricultural production.</p>

Ref Number: H128

Submission type: Housing

Site Name/Address: Land to the West of Hitchin Road, Stotfold

Submitted proposal: Development of 250 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 28

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

Site development suitability

	Count	Percent
Yes	2	7.1%
No	22	78.6%
Maybe	4	14.3%
Total	28	100.0%

Additional Comments

22 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 existing capacity of the road infrastructure is already overstretched and further development will exacerbate traffic congestion
- Development of the site will lead to a loss of local countryside and open green spaces

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- Development of the site will have a negative impact on existing social infrastructure in Stotfold particularly schools which are already at capacity.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected as the two access points on Hitchin Road are not suitable. The southern access near the roundabout is not suitable as it will place additional pressure on the traffic in that area. The other access point opposite the Two Brewers is not suitable as it is too narrow and will put excessive pressure on Hitchin Road. No development should be that close to a bypass and there should be a minimum of 100m buffer zone.

Ref Number: H129

Submission type: Housing

Site Name/Address: Land at Shawmer Farm, West of Hitchin Road, Stotfold

Submitted proposal: Development of 8 or 9 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 13

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	7.7%
No	8	61.5%
Maybe	4	30.8%
Total	13	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:

- Development of the site will exacerbate existing traffic congestion problems
- Concerns about access to Hitchin Road.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Support	This submission should be approved as it is felt suitable for this number of dwellings and would also be suitable for a small development of retirement style homes as there is a shortage in the area.

Ref Number: H145

Submission type: Housing

Site Name/Address: Land at Common Road, Stotfold

Submitted proposal: Development of 97 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 19

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	18	94.7%
Maybe	1	5.3%
Total	19	100.0%

Additional Comments

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

- Concerns about the impact that development would have on Stotfold, particularly with regard to increased traffic congestion and the negative change in the character of the town
- Concerns regarding site access from Common Road.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected as we understand part of this site is classified as statutory allotments. There is an identified need and a waiting list for allotments in Stotfold and it is anticipated that demand will increase. This should be kept as green space/allotment area. If development is permitted on this site, then a link road must be brought through from Arlesey Road so as to alleviate traffic flow along Regent Street. Any development taking place should be in the next development plan period.

Ref Number: H159

Submission type: Housing

Site Name/Address: Land South of Arlesey Road, Stotfold

Submitted proposal: Development of 50 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 21

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	5	25.0%
No	10	50.0%
Maybe	5	25.0%
Total	20	100.0%

Additional Comments

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

- Concerns regarding the loss of green and open spaces in and around Stotfold
- Concerns about increased traffic congestion
- The site is not well served by public transport.

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However, a couple of respondents did feel that this site would be suitable for development due to its proximity to local services.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected as this will take the built area beyond the end of the current ribbon development. This will go up against the Arlesey boundary and we want the green space in between to remain.

Ref Number: H200

Submission type: Housing

Site Name/Address: Beta Engineering, Taylors Road, Stotfold

Submitted proposal: Development of 18 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	5	27.8%
No	9	50.0%
Maybe	4	22.2%
Total	18	100.0%

Additional Comments

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

- Development of the site will exacerbate existing traffic congestion
- The town's infrastructure cannot cope with further development.

However, a couple of respondents did suggest that this could be a good site for development as it is currently brownfield land.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected. The mixed use planning application has been withdrawn. No development should take place until and unless suitable employment areas have been built elsewhere to replace this site.

Ref Number: H247

Submission type: Housing

Site Name/Address: Pig Development Unit, Hitchin Road, Stotfold

Submitted proposal: Development of 200-250 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 26

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	10	38.5%
No	10	38.5%
Maybe	6	23.1%
Total	26	100.0%

Additional Comments

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

- The current road infrastructure does not have the capacity to cope with the existing volume of traffic; further development would exacerbate traffic congestion in the town
- Concerns about the lack of local services, facilities and infrastructure particularly with regard to shops, schools and access to health care

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- Loss of open spaces and countryside.

Key reasons respondents do think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is currently brownfield
- The minimal impact visually and in terms of the local infrastructure, that development would have on Stotfold.

However, a couple of respondents who did support development did feel that this site would be more suited for employment usage.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected as this is currently employment land and should stay as such, as the site has easy access for vehicles onto the A507.

Ref Number: H260

Submission type: Mixed Use

Site Name/Address: Land at Arlesey Road, Stotfold

Submitted proposal: Development of approximately 125 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	11.1%
No	11	61.1%
Maybe	5	27.8%
Total	18	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 and employment in Mid-Bedfordshire are:

- Concerns about the loss of open and green spaces
- Concerns about the impact that development would have on over congested roads.

Site Allocations, Issues and Options Consultation

However, a small number of respondents did feel that this site was suitable for development as it is a brownfield site; though there was disagreement about whether it was best suited for employment or residential use.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Support for housing	This submission should be approved just for housing and not employment. The principle of this submission is good but only for part of the site, the southern edge of the area should be considered as a flood plain, and left as a natural green area.

Ref Number: H262

Submission type: Mixed Use

Site Name/Address: Land at Taylors Road, Stotfold

Submitted proposal: Development of 100 - 135 dwellings and employment use

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

Site development suitability

	Count	Percent
Yes	3	15.0%
No	11	55.0%
Maybe	6	30.0%
Total	20	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 and employment in Mid-Bedfordshire are:

- Concerns about the impact that development would have on existing traffic congestion problems and the ability of the current road infrastructure to cope with additional traffic

Site Allocations, Issues and Options Consultation

- The negative impact that development would have on the character of Stotfold.

However a couple of comments did support development because the site is brownfield.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected. The mixed use planning application has been withdrawn. No development should take place until and unless suitable employment areas have been built elsewhere to replace this site, and should not take place in this plan period.

Site Allocations, Issues and Options Consultation

Ref Number: H277

Submission type: Housing

Site Name/Address: Land adjacent to Fairfield Park, Arlesey

Submitted proposal: Development of 16 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 13

Please see Arlesey for the public's response to this site.

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 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	7.7%
No	10	76.9%
Maybe	2	15.4%
Total	13	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 don't think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of the site has the potential to have a negative impact on Arlesey, reducing the amount of countryside
- The site is located poorly in relation to the main settlement of Arlesey

- Development here would only serve to extend the Fairfield park development.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Arlesey Town Council	Support	The Town Council supports this application as proposed
Stotfold Town Council	Do not support	This submission should be rejected as this will coalesce Arlesey and Stotfold together. It is clear to us that this is a foot in the door to build more as there are only 16 dwellings proposed on this large area of land. If H143 and H277 were to be built Arlesey and Stotfold would effectively be linked. With regard to 'Additional Information Submitted' the following comment is made: the current site plan for Fairfield Park includes the provision of footpaths and cycle ways along the eastern side of the boundary.

Ref Number: H330

Submission type: Housing

Site Name/Address: Merle, West of Hitchin Road, Stotfold

Submitted proposal: Residential development of 160 homes

Period of consultation: Round two

Total number of surveys/representations submitted: 45

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	2	4.8%
No	37	88.1%
Maybe	3	7.1%
Total	42	100.0%

Additional Comments

24 additional comments were received from respondents who feel that this site is not appropriate to provide future housing in the District. Common themes include:

- Development should not proceed on floodplain land
- Development would exacerbate existing traffic congestion problems
- There is a need to protect the town's rural amenity and local wildlife
- Development would lead to the loss of the children's play area at Waters End.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	The submission is on a current floodplain and there is a lack of cohesive attachment to existing developments. We note that Stotfold is expected to take a further 50 to 250 dwellings and this is already covered by previous site submissions. In view of the current battle between agricultural land used for food crops and bio-fuel crops, the District Council should seriously consider whether to sacrifice this high grade land

Site Allocations, Issues and Options Consultation

Ref Number: H331

Submission type: Housing

Site Name/Address: Silverbirch Field, Taylors Road, Stotfold

Submitted proposal: Residential development of approximately 230 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 36

Site assessment criteria

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

Site development suitability

	Count	Percent
Yes	0	.0%
No	31	96.9%
Maybe	1	3.1%
Total	32	100.0%

Additional Comments

23 additional comments opposed to future development of this site were received. Objections were based largely around the following key points:

- Future development should not be allocated to sites in the flood plain
- Concerns with regard to the extra traffic a development of this nature would cause and the resulting effect on roads which are already congested
- There is a lack of capacity within the local social infrastructure e.g. doctors, schools.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission would severely impinge upon the green infrastructure corridor alongside the River Ivel, which the District Council has indicated it is keen to preserve. It would have an aesthetically devastating effect on the adjoining open area and would have a severe visual impact to the protected area of Astwick. The area concerned is also on a floodplain. We note that Stotfold is expected to take a further 50 to 250 dwellings and this is already covered by previous site submissions. In view of the current battle between agricultural land for food crops and bio-fuel crops, the District Council should seriously consider whether to sacrifice this high grade land

Site Allocations, Issues and Options Consultation

Ref Number: H361

Submission type: Housing

Site Name/Address: Land West of Waters End, Stotfold

Submitted proposal: Residential development of 25 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 45

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	7.1%
No	36	85.7%
Maybe	3	7.1%
Total	42	100.0%

Additional Comments

24 additional comments were submitted by respondents opposed to future development on this site. Key points raised include:

- Stotfold has already seen too much development
- Development should only be allowed outside of the Flood Plain
- Concerns regarding capacity of already congested roads to cope with an increase in the volume of traffic that future development would generate
- There is a need to protect the towns rural amenity, particularly with regard to agricultural land
- Waters End children's play area should be protected.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission is completely within a floodplain, which frequently floods. The Town Council also believes that the boundaries are inaccurately shown. We note that Stotfold is expected to take a further 50 to 250 dwellings and this is already covered by previous site submissions. In view of the current battle between agricultural land used for food crops and bio-fuel crops, the District Council should seriously consider whether to sacrifice this high grade land

Site Allocations, Issues and Options Consultation

Ref Number: E05

Submission type: Employment

Site Name/Address: Land West of A1, Stotfold

Submitted proposal: B2 (General Industrial) & B8 (Storage or Distribution)

Period of consultation: Round one

Total number of surveys/representations submitted: 27

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"/>
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 employment 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 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	10	37.0%
No	14	51.9%
Maybe	3	11.1%
Total	27	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 employment in Mid-Bedfordshire are:

- Development of the site will have a negative impact on Stotfold, particularly with relation to the local countryside, green spaces and wildlife
- Concerns about the negative visual impact that development would have on Stotfold
- The capacity of the road infrastructure, particularly with regard to the A1 and A507, is not sufficient to deal with additional traffic that a development such as this would generate.

Site Allocations, Issues and Options Consultation

However, a number of respondents did support the proposed development for a number of reasons, particularly due to its location close to the A1 and because it is outside of the current settlement area.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected if the idea is to access the site from the old Baldock Road. There would then be a need for a roundabout on the A507 for vehicles accessing the site. An extra roundabout would slow traffic and there may be an opportunity to use Section 106 monies to re-establish the use of the Kingfisher Way. The old Baldock Road and the bridge over the Ivel river could be used to create a good cycle track to the suggested industrial area.

Ref Number: E06

Submission type: Employment

Site Name/Address: Land off Malthouse Lane, Stotfold

Submitted proposal: B1 (Office)

Period of consultation: Round one

Total number of surveys/representations submitted: 46

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"/>
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 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 employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	0.0%
No	43	95.6%
Maybe	2	4.4%
Total	45	100.0%

Additional Comments

36 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 employment in Mid-Bedfordshire are:

- Concerns regarding the negative impact that development of the site would have on the local green open spaces, countryside and wildlife
- Concerns about the capacity of the existing transport network, particularly roads, to cope with an increase in the volume of traffic that development would cause and what effect this would have on existing traffic congestion problems.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected as the access roads are not suitable in their current state, they are literally country lanes. We also want to keep the area by the river as a natural green amenity area.

Site Allocations, Issues and Options Consultation

Ref Number: E25

Submission type: Mixed Use

Site Name/Address: Pig Development Unit, Hitchin Road, Stotfold

Submitted proposal: B1 (Business) or Research and Development with Residential

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 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 and employment 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 and employment 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	43.8%
No	3	18.8%
Maybe	6	37.5%
Total	16	100.0%

Additional Comments

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

- The site is in a good location, particularly with regard to access to the A507
- The proposed development is situated on a brownfield site

Site Allocations, Issues and Options Consultation

- Development would have a minimal impact on Stotfold in relation to its environment and character.

However, some respondents did feel that further development would have a negative impact on existing traffic congestion and also the local environment.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Support	This submission should be approved as employment land. We would suggest a maximum of 10 houses to be built on the residential part of this land, the remainder being used for B1 and B8 units. The land immediately adjacent to the brook should be left as a green area on the site, with measures put in place for water run-off from the buildings. This will create a wildlife corridor.

Site Allocations, Issues and Options Consultation

Ref Number: E66

Submission type: Employment or Mixed Use

Site Name/Address: Land at Common Road, Stotfold

Submitted proposal: B1 (Business) or a mixed use development of B1 (business) with residential.

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

Site development suitability

	Count	Percent
Yes	2	11.1%
No	13	72.2%
Maybe	3	16.7%
Total	18	100.0%

Additional Comments

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

- Concerns that development of the site will result in a loss of green and open spaces
- Concerns regarding an increase in the volume of traffic, especially larger commercial vehicles and the impact that this would have on already congested roads, particularly with regard to Common Road.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission should be rejected as we want employment to be concentrated in the main employment sites. This site is a long distance from the main roads for vehicle access.

Site Allocations, Issues and Options Consultation

Ref Number: E05a

Submission type: Employment

Site Name/Address: Land West of A1, North of A507, Stotfold

Submitted proposal: B2 (General Industrial) and B8 (Storage & Distribution)

Number of jobs proposed: Unknown

Period of consultation: Round two

Total number of surveys/representations submitted: 26

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"/>
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 employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for 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	6	25.0%
No	14	58.3%
Maybe	4	16.7%
Total	24	100.0%

Additional Comments

21 additional comments have been received on this site, with the majority opposed to future development. Key reasons why this site is inappropriate mentioned by residents include:

- There is a need to protect 'Green field' open spaces and agricultural land and development would have a detrimental effect on the town's rural character
- There is a lack of public transport provision in transport and a development of this nature would exacerbate existing traffic problems, particularly with regard to the A1 and the A507
- Insufficient local utility infrastructure i.e. gas, water, electricity
- There are more suitable existing brownfield sites in other nearby towns.

Site Allocations, Issues and Options Consultation

Five comments were made by people who thought that site was appropriate and two who thought that maybe the site was appropriate to provide future employment. Key reasons why they thought that this site was appropriate (or could be) include:

- The site's location and specifically it's proximity to the A1/A1(M) and A507
- A feeling that Stotfold needs employment opportunities, particularly industry.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	The submission will create traffic congestion and will have an adverse impact on the Mill Meadows. It will cause an unacceptable detrimental visual and environmental impact over the entire area and will severely impinge upon the green infrastructure corridor alongside the River Ivel, which the District Council has indicated it is seen to preserve, together with the devastating effect this will have on the local wildlife. We note that Stotfold is expected to take a further 50 to 250 dwellings and this is already covered by previous site submissions. In view of the current battle between agricultural land used for food crops and bio-fuel crops, the District Council should seriously consider whether to sacrifice this high grade land.

Ref Number: E77

Submission type: Employment

Site Name/Address: Silverbirch Field, Taylors Road, Stotfold

Submitted proposal: Leisure use or offices

Number of jobs proposed: Unknown

Period of consultation: Round two

Total number of surveys/representations submitted: 28

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"/>
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 employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for 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	2	8.7%
No	19	82.6%
Maybe	2	8.7%
Total	23	100.0%

Additional Comments

17 additional comments were submitted by respondents who did not feel that this site is appropriate to provide future employment. Reasons include:

- There is a need to protect rural areas, particularly with regard to agricultural land
- The road network does not have the capacity to cope with existing levels of traffic; development of this site would exacerbate this
- Development should not proceed on flood plain land.

Four comments were made by people who thought that site was or maybe appropriate to provide future employment. Key points raised include:

- The site is currently in employment usage
- Stotfold is in need of leisure facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Stotfold Town Council	Do not support	This submission would severely impinge upon the green infrastructure corridor alongside the River Ivel, which the District Council has indicated that it is keen to preserve. It would have an aesthetically devastating effect on the adjoining open area and would have a severe visual impact to the protected area of Astwick. The area concerned is also on a floodplain. We note that Stotfold is expected to take a further 50 to 250 dwellings and this is already covered by previous site submissions. In view of the current battle between agricultural land used for food crops and bio-fuel crops, the District Council should seriously consider whether to sacrifice this high grade land

Site Allocations, Issues and Options Consultation

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