

Site Allocations, Issues and Options Consultation: Tempsford

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For further information please contact:

Tamsin Cowley
Vision Twentyone
Milton Hall
Deansgate
Manchester
M3 4BQ

Tel: 0161 200 8000

Fax: 0161 200 8010

E-mail: nick.carley@visiontwentyone.co.uk

tamsin.cowley@visiontwentyone.co.uk

Requested by:

Mid Beds District Council
Priory House
Chicksands
Shefford
SG17 5TQ

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

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Site Allocations, Issues and Options Consultation

4.3.43 Tempsford

Round one consultation - One residential site has been submitted for potential development in Tempsford.

A public exhibition of these sites was held at Sandy Town Council Offices on 8th March 2008, between 9.00am and 3.00pm.

Round two consultation - Six additional residential sites/proposals have been submitted for consideration for potential development in Tempsford.

A public exhibition of these sites was held at the Weatherley Centre, Eagle Farm Road, Biggleswade on Wednesday 9th July, between 1:00pm and 8:00pm.

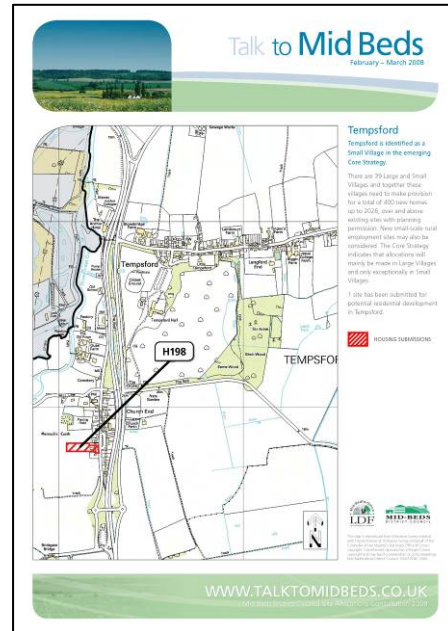


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 381 visits to the Tempsford parish pages (up to end of 22nd September 2008) while seven postal packs were distributed during the two rounds of consultation.

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

General issues with development in Tempsford

The lack of local infrastructure, the character and the size of the village were reoccurring across comments.

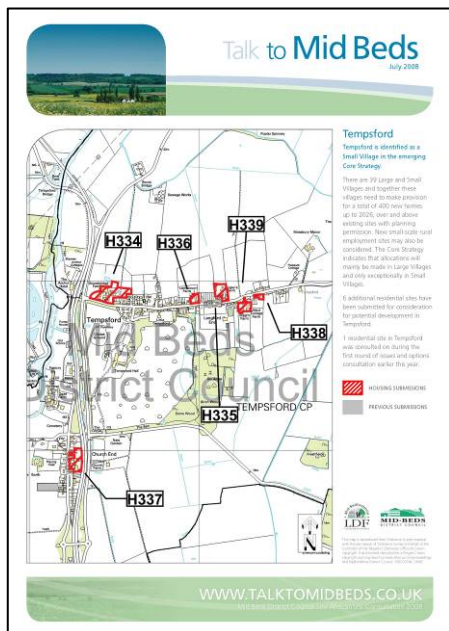


Figure 2 - Round two consultation sites

Potential development sites in Tempsford

Ref Number: H198

Submission type: Housing

Site Name/Address: Garage Premises, Church Street, Tempsford

Submitted proposal: Development of 12 dwellings

Period of consultation: Round one

No surveys or representations were made about this site.

Ref Number: H334

Submission type: Housing

Site Name/Address: Stonebridge Farm, Station Road, Langford End, Tempsford

Submitted proposal: Residential develop

Period of consultation: Round two

Total number of surveys/representations submitted: 3

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	2	100.0%
Maybe	0	.0%
Total	2	100.0%

Additional Comments

Two additional comments were received on this site; both were opposed to development; a number of issues were mentioned including:

- Loss of ambience and amenity of this small village
- Infrastructure issues (sewage, roads, traffic etc)
- Access to the site.

Ref Number: H335

Submission type: Housing

Site Name/Address: Tingeys Farm, Langford End, Tempsford

Submitted proposal: Residential development

Period of consultation: Round two

Total number of surveys/representations submitted: 2

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	1	100.0%
Maybe	0	.0%
Total	1	100.0%

Additional Comments

One comment was received about this site. The respondent is opposed to development as they feel that Tempsford is a *“small village, additional housing will destroy amenity”*.

Ref Number: H336

Submission type: Housing

Site Name/Address: Lambcourt Farm, Station Road, Langford End, Tempsford

Submitted proposal: Type of development not stated in submission. It is assumed that it is proposed for residential

Period of consultation: Round two

Total number of surveys/representations submitted: 2

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	1	100.0%
Maybe	0	.0%
Total	1	100.0%

Additional Comments

One comment was received about this site. The respondent is opposed to development as they feel that Tempsford is a *“Small village, loss of amenity”*.

Ref Number: H337

Submission type: Housing

Site Name/Address: Land at Church Farm, Church End, Tempsford

Submitted proposal: Residential development

Period of consultation: Round two

Total number of surveys/representations submitted: 8

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	7	100.0%
Maybe	0	.0%
Total	7	100.0%

Additional Comments

Seven additional comments were received about this site; all felt that this site was not appropriate to provide future housing in the future. Key points made include:

- Poor public transport provision, specifically with regard to buses
- Lack of local amenities e.g. shops
- Questions regarding status of 'redundant farm buildings' and are they in fact redundant
- Concern's regarding site access and additional traffic congestion.

Ref Number: H338

Submission type: Housing

Site Name/Address: Library Farm, Langford End, Tempsford

Submitted proposal: Redevelopment of redundant farm building for residential purposes

Period of consultation: Round two

Total number of surveys/representations submitted: 5

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	4	100.0%
Maybe	0	.0%
Total	4	100.0%

Additional Comments

Four additional comments were made about this site; all were opposed to future development of this site. Points raised include:

- Lack of public transport and specifically buses
- Poor local retail provision and a lack of other local facilities, especially with regard to schools
- Lack of employment opportunities in the village.

Ref Number: H339

Submission type: Housing

Site Name/Address: Biggin Farm, Langford End, Tempsford

Submitted proposal: Residential development

Period of consultation: Round two

Total number of surveys/representations submitted: 2

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	1	100.0%
Maybe	0	.0%
Total	1	100.0%

Additional Comments

One additional comment has been received. The respondent was opposed to future development because they feel that there has been *“overdevelopment in a small village”*.