

Site Allocations, Issues and Options Consultation: Wrestlingworth and Cockayne Hatley

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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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4.3.46 Wrestlingworth and Cockayne Hatley

Round one consultation - Five residential sites have been submitted for potential development in Wrestlingworth and Cockayne Hatley.

A public exhibition of this site was held at Potton Community Centre on Friday 7th March 2008, between 1.00pm and 8.00pm.

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 424 visits to the Wrestlingworth parish pages (up to end of 22nd September 2008) while six postal packs were distributed during the two rounds of consultation.

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

General issues with development in Wrestlingworth and Cockayne Hatley

Concern that development would over burden the local country roads was recurrent in consultation responses.



Figure 1 - Round one consultation sites

Potential development sites in Wrestlingworth and Cockayne Hatley

Ref Number: H090

Submission type: Housing

Site Name/Address: Land adjacent to Water End, High Street, Wrestlingworth

Submitted proposal: Development of 21 dwellings

Period of consultation: Round 1

Total number of surveys/representations submitted: 31

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	10.0%
No	26	86.7%
Maybe	1	3.3%
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 people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is a conservation area and an important archaeological site
- The site is the last remaining area of green open space in the village
- Traffic congestion caused by additional vehicles.

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However, in support of development of the site, it was highlighted that new houses could help to support the local school, pub and village hall facilities and that what was being proposed was basically infill.

Ref Number: H186

Submission type: Housing

Site Name/Address: Land Adjacent to Church Farm, Potton Road, Wrestlingworth

Submitted proposal: Development of 12-18 dwellings

Period of consultation: Round 1

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 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	3	16.7%
No	13	72.2%
Maybe	2	11.1%
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 people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The roads in and around the village are very narrow and not suited for increased traffic volume
- The site has a dangerous access point onto a busy road
- Lack of village facilities.

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Two respondents highlighted that the site was acceptable, but for less dwellings.

Ref Number: H187

Submission type: Housing

Site Name/Address: Land at Potton Road, Wrestlingworth

Submitted proposal: Development of 6 dwellings

Period of consultation: Round 1

Total number of surveys/representations submitted: 22

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	6	28.6%
No	12	57.1%
Maybe	3	14.3%
Total	21	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 people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The roads in and around the village are very narrow and not suited for increased traffic volume
- The site has a dangerous access point onto a busy road
- Lack of village facilities.

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Three respondents made comments supporting development and felt that this site was the most appropriate in the village for housing.

Ref Number: H188

Submission type: Housing

Site Name/Address: Land at Hatley Road, Wrestlingworth

Submitted proposal: Development of 10-12 dwellings

Period of consultation: Round 1

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 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	5	23.8%
No	13	61.9%
Maybe	3	14.3%
Total	21	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 people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The roads in and around the village are very narrow and not suited for increased traffic volume
- The site has a dangerous access point onto a busy road
- The type of dwelling proposed is not in keeping with the rest of the village.

Ref Number: H250

Submission type: Housing

Site Name/Address: Land located to the South and the East of Chapel Close, Wrestlingworth

Submitted proposal: Development of approximately 50-65

Period of consultation: Round 1

Total number of surveys/representations submitted: 38

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	3	7.9%
No	33	86.8%
Maybe	2	5.3%
Total	38	100.0%

Additional Comments

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

- The roads around Wrestlingworth, especially Chapel Close, are unsuitable for the volume of traffic that this development would create

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- Development on the site would mean the loss of an important piece of woodland and wildlife habitat
- Lack of local services and facilities.

A full list of survey additional comments to sites in Wrestlingworth and Cockayne Hatley 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 Wrestlingworth and Cockayne Hatley can be found in Appendix Four.