




Public Consultation Questionnaire – Contact Details

Thank you for taking the time to read through our proposals. Now you have seen what ideas are being proposed we would like to know what you think about them. You can put the form in the ballot box or send it to the address below . Please send us your comments by **Friday 30th September**. Bloor Homes will then compile a report summarising all comments and upon request, we will send you copy.

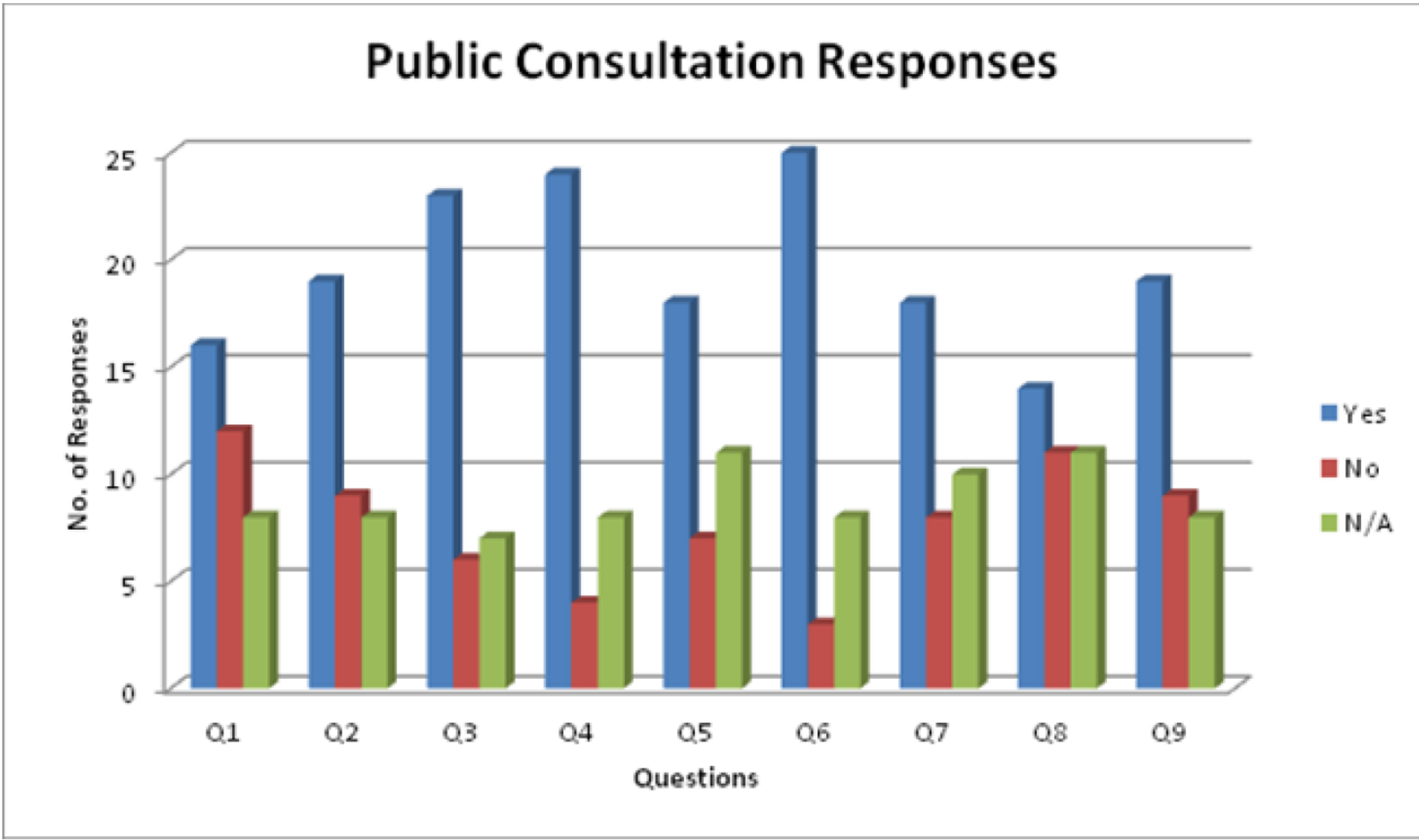
You can submit your views	Your Details
<p> Post Phil Clark Bloor Homes (South Midlands) Primus House Cygnet Drive Swan Valley Northampton NN4 9BS</p> <p> Email sheffieldconsultation@bloorhomes.com (mark FAO Phil Clark)</p> <p> Fax 01604 684 401</p>	<p>Title_____ Initial_____ Surname_____</p> <p>Address _____ _____</p> <p>Phone _____</p> <p>Email _____</p> <p>Are you: <input type="checkbox"/> Local Resident (home owner) <input type="checkbox"/> Local Resident (tenant) <input type="checkbox"/> Other (specify) _____</p> <p>If you require additional copies of the questionnaire, please email Rachael Brydges on: rachael.brydges@centralbedfordshire.gov.uk .</p>
<p>Under the Data Protection Act 1998 we will ensure that the data you supply to us is processed with care and in accordance with the legislation and codes. Your details will not be passed to any third party outside Bloor Homes Ltd (South Midlands). We take our responsibilities in respect of your Personal Data extremely seriously. We will not contact you for promotional purposes, unless you specifically agree to be contacted for such purposes at the time you submit your information. Please tick the box if you would like to be contacted for promotion purposes <input type="checkbox"/>.</p>	



Public Consultation Questionnaire – Questionnaire

1. Do you feel that the proposals relate well to Shefford's built environment / town centre?
Yes No
2. Do you like the idea of a new "gateway" feature along Stanford Road?
Yes No
3. Do you like the idea of introducing a roundabout and extending the 30mph zone to help reduce speeding along Stanford Road?
Yes No
4. Do you consider it important to provide a pedestrian / cycle connections from the site to the southern banks of the River Ivel to the Millennium Green and beyond?
Yes No
5. Do you think the preservation of the County Wildlife Site is adequate?
Yes No
6. Do you think that it is important to improve the amenity benefit of the River Ivel?
Yes No
7. Do you agree that meeting Shefford's local housing needs, including private and affordable housing, is important?
Yes No
8. The proposed scheme provides approx. 100 dwellings up to 2.5 storeys in height, with a mix of 2, 3 and 4 bed dwellings. Do you agree that this is appropriate for Shefford?
Yes No
9. Do you consider that the use of the Island / Meadow for informal play will benefit the community?
Yes No

Additional General Comments :



COMMENTS FROM PUBLIC EXHIBITION 13TH SEPTEMBER 2011		
SUBJECT	COMMENT	RESPONSE
Principle of Development	Too many residential estates are being built without supporting amenities	The land at Stanford Road is allocated for residential development together with public open space and a nature reserve by Policy HA10 of the Site Allocations for Central Bedfordshire (North Area) Development Plan Document April 2011. The proposed development will help to meet the overall development strategy for the northern part of Central Bedfordshire as set out in the adopted Core Strategy. The principle of development has been subject to public consultation and independent scrutiny and the proposals have been found to be sound.
	Too much building work in the area	
	Development on this site will ruin open / rural feel of this part of town and will spoil views from Cockshoot Hill	
	There is no need for the proposed development	
	The site is not suitable for the proposed development	
	This is prime agricultural land and should not be developed	
	Is there sufficient employment in Shefford for residents of the new development?	
Access / Highways	Safety concerns regarding the proposed roundabout – would HGVs be able to negotiate it?	The roundabout will be designed in accordance with the Council's up to date standards which address matters of safety and capacity.
	Support for proposed speed reducing features on Stanford Road – roundabout and gateway feature – consider the addition of rumble strips and vehicle activated speed warning sign	Support noted. Additional speed reducing features will be considered as part of the detailed design.
	The development should not facilitate cycle or motorcycle access to the Millennium Green – this is illegal and there are no bridleways or cycle paths to connect to in this area. Consider the use of kissing gates	Noted. Kissing gates will be considered as part of the detailed landscape design.
	Support for improved footpath and cycle connections	Support noted.
	Concerned about the impact of additional traffic in the town	A full transport assessment will be prepared to support any planning application that will consider in detail the impact of development traffic on the existing highway network. However, initial investigations by highways consultants indicate that the existing highway network will be able to accommodate development traffic without additional capacity improvements (note these conclusions were based on a development of between 130 and 150 dwellings).
	The roundabout should be full size and not a 'mini'	A new non traversable four arm roundabout is proposed to facilitate site access. Mini roundabouts are not normally acceptable for new site access junctions.
	Concerned about the development having a single point of access	A single point of access is appropriate for the quantum of

		development proposed, in accordance with the Council's highways design guidance.
	The proposed site access is located on a dangerous bend	The proposed site access and gateway feature will help to slow traffic down entering Shefford from the east and the required visibility at the new roundabout is available.
	Public transport in Shefford is not brilliant	Noted.
	Providing pedestrian and cycle links is a waste of money	Improvements to non motorised user links are a requirement of policy
	Consideration needs to be given to the impact of extra traffic on the structure of existing, older properties	Noted.
	Could the bypass be extended to this part of town?	This is not a requirement of the development.
	Would the roads on the development be adopted by the Council?	It is intended that the majority of roads on the site will be constructed to an adoptable standard, although smaller private drives serving small clusters of dwellings may be utilised for design reasons.
Design	Development should be limited to two storeys	Generally development on this site is intended to be 2 storeys in height.
	Houses are too high and are not in keeping with existing properties	The houses will be designed to complement existing properties in Shefford in accordance with policy requirements and the Council's Design Guide.
	The development is too large and imposing	See response above.
	Development should provide properties suitable for the elderly / disabled	A proportion of the dwellings on the site will be constructed to Lifetimes Homes standards which mean they can be easily adapted to meet the needs of elderly or disabled residents.
	The proposed development will be too dense – 100 houses is too many	A development of 100 houses will equate to a density around 30 dwellings per hectare which is considered to be an efficient use of land not out of character with existing development in Shefford.
	Careful design is required to ensure impact of new housing on existing neighbouring properties is limited	Noted – this will be addressed as part of the detailed design process.
	Lighting within the development needs to consider both existing residents and wildlife	Noted – this will be addressed as part of the detailed design process.
	4 bedroom housing should be a limited part of the overall mix	The mix of dwellings on the site remains subject to discussion but in order to deliver the required level of affordable housing on the site the market housing mix must provide the developer with a viable development.
Green Infrastructure	Support for the proposed preservation and enhancement of the	Support noted.

	County Wildlife site	
	Informal play areas and landscaping should be made available to the community	Policy HA10 requires the delivery of publically available open space as part of the development proposals.
	Informal open space is not needed	See comment above.
	Who will maintain the green spaces?	It is intended that the open space will be transferred into the ownership of a public body (Central Bedfordshire or Shefford Town Councils) and financial contributions will be made to the public body to fund the on going maintenance of the green spaces.
	Could a skate park be provided in the meadow? This would be of great benefit to youngsters in the town	This is not part of the current proposals and is unlikely to be an acceptable use in functional flood plain.
	Unsure as to the merits of the proposed landscaping around the edges of the development area – this is not something found elsewhere in Shefford	This is a requirement of Policy HA10, and is intended to soften the rural to urban transition.
	The proposed bridge over the River Flit is welcomed – can it be moved closer to the town centre?	Moving the bridge further to the west would encroach on the County Wildlife Site and is not therefore acceptable.
Infrastructure	Development will place additional strain on local facilities	Where development can be demonstrated to have an impact beyond the capacity of existing publicly funded facilities, financial contributions will be sought to address any capacity issues, in line with national and local policy tests.
	Why does the pumping station need to be located so close to the site boundary?	It is technically feasible to locate the pumping station away from the western site boundary and this will be shown on revised plans included within the brief.
	Additional amenities are needed in Shefford – schools, shops, health centre, cinema, swimming pool, skate park, tennis courts etc	See comment above.
	What plans are in place to accommodate foul and surface water generated from this development – there is an issue with sewerage in this area?	The issues relating to foul sewerage in the area are known and a requirement of Policy HA10 is to ensure the system has sufficient capacity to accommodate foul water flows from the development. It is proposed to construct a new pumping station and a new rising main to avoid existing at capacity sewers. The method of surface water disposal is yet to be determined as it is subject to ongoing ground investigations, however, a sustainable urban drainage system will be required that maintains the rate of surface water discharge from the site to current undeveloped levels.
	How will you mitigate flood risk from the River Flit?	To account for climate change, the developable part of the site will

		be limited to the area above 37.66m AOD, which is 100mm above the 1% (1 in 100 year) annual probability storm event flood levels for the River Flit as provided by the Environment Agency. Additionally, the finished floors of the proposed dwellings will be set at 38.23m AOD, which is 300mm above the highest recorded historic flood depth provided by the EA to protect the residences from extreme flood events.
	Stanford Road occasionally floods as a result of surface water runoff from Cockshoot Hill – this may be worsened by the proposed roundabout.	Surface water runoff from the site will be managed so as not to increase off site flood risk of all types.
Miscellaneous	What steps will be taken to reduce the impacts of construction on existing residents (noise, dust, mud on roads etc)?	These matters can be controlled by standard planning conditions attached to any planning permission granted for the development of the site.

Name

Address 1

Address 2

Address 3

Postcode

Your ref:

ABC EFG

Our ref:

ABC EFG

Date:

DD/MM/YYYY

Dear**RE: Development Brief for Land at Stanford Road, Shefford**

I am writing in reference to the above document which is currently being prepared. The site off Stanford Road is allocated for residential development of approximately 100 dwellings (including a proportion of affordable housing), open space provision and associated infrastructure in Central Bedfordshire Council's Site Allocations (North) Development Plan Document. The allocation requires that a Development Brief is prepared in order to help guide this development.

In September 2011, the Council and the developers for the site Bloor Homes held a very successful exhibition at Shefford Community Hall with over 100 people attending the event and others visited Shefford Library on other dates to view the display material. A number of verbal and written comments were fed back to the Council and Bloor Homes relating to some of the key considerations that needed to be taken into account.

A draft Development Brief has now been prepared and comments are invited on this document through further public consultation which commences on 13th January for four weeks until 10th February. Please note, a summary of all previous comments received along with details of how the issues raised – where appropriate – have been dealt with in the drafting of the Development Brief have been compiled into a consultation report which is also available to view.

There are a number of ways in which to view the Development Brief and the consultation report as detailed below. Enclosed with this letter you will find a questionnaire. This questionnaire will help address key points that we would like your views on. These views and comments will help to update the Brief where necessary.

1) Visiting the Council's website www.centralbedfordshire.gov.uk or follow this link: <http://www.centralbedfordshire.gov.uk/planning/strategic-planning/ldf/current-consultations.aspx>

2) Paper copies of the document are available to view at:

Central Bedfordshire Council Reception Monks Walk Chicksands Shefford SG17 5TQ Opening Times : Mon – Thurs: 08.30 – 17.00 Friday: 08.30 – 16.00	Central Bedfordshire Council Reception Technology House 239 Ampthill Road Bedford MK42 9BD Opening Times: Mon – Thurs: 08.30 – 17.00 Friday: 08.30 – 16.00
Central Bedfordshire Council Reception High Street North Dunstable LU6 1LF Opening Times: Mon – Thurs: 08.30 – 17.00 Friday: 08.30 – 16.00	Shefford Library High Street Shefford SG17 5DD Opening Times: Mon & Weds: 14.00 – 18.00 Tues, Thurs & Fri: 09.30 – 18.00 Saturday: 09.30 -13.00
Shefford Town Council Offices 15 High Street Shefford SG17 5DD Opening Times: Mon, Tues, Thurs & Fri 09:00 – 17:00 Wednesday: 15.00 – 17:00	

3) Paper copies of the document are also available on request by contacting the Local Planning and Housing Team on Tel. 0300 300 4353

All comments should be made in writing by 10th February, posted to:

Local Planning & Housing Team
FAO: Carry Murphy, Principal Planning Officer
Technology House
239 Ampthill Road
Bedford,
MK42 9BD

Or emailed to: ldf@centralbedfordshire.gov.uk

What Happens Next?

Following this consultation period, the Brief will be updated, taking account of any relevant suggestions or comments received. The revised Brief will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance.

Thank you for your time. Your views are important to us so please fill in the questionnaire and return to us by Friday 10th February.

Yours Sincerely

Richard Fox,
Head of Development Planning and Housing Strategy

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THATCHER (Deceased)**
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or an interest in the Estate of the
aforementioned deceased, late of
91 Clopphill Road Maulden Bedford
Bedfordshire MK45 2AD, who died
on 15/11/2011, are required to
send particulars thereof in writing
to the undersigned on or before
01/06/2012, after which date the
Estate will be distributed having
regard only to claims and interests
of which they have had notice.
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DEVELOPMENT BRIEF FOR LAND AT STANFORD ROAD, SHEFFORD
A draft Development Brief has now been prepared and comments are
invited on this document through public consultation which commences on
13th January for four weeks until 10th February.

There are a number of ways in which to view the Development Brief and the
Consultation Report as detailed below.

- 1) Visiting the Council's website: <http://www.centralbedfordshire.gov.uk/planning/strategic-planning/ldf/current-consultations.aspx>
- 2) Paper copies of the document are available to view at the following locations. Council offices during normal office hours:

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FAO: Carry Murphy, Principal Planning Officer
Technology House, 239 Amphilil Road, Bedford MK42 9BD
Or emailed to: ldf@centralbedfordshire.gov.uk

GOODS VEHICLE OPERATORS LICENCE
Edmundson Electrical Ltd trading as PO Box 1 Tatton
Street, Knutsford, Cheshire WA16 6AY is applying to
change an existing licence as follows.
To add an operating centre to keep 1 goods vehicle 0
and trailers at 2A Viking Ind Est, Hudson Road, Beford
MK41 0QB.
Owners or occupiers of land (including buildings) near
the operating centre who believe that their use or
enjoyment of that land would be affected, should make
written representations to the traffic Commissioner at
Eastern Traffic Area Office, Hill Crest House, 386
Harehills Lane, Leeds LS9 6NF stating their reasons,
within 21 days of this notice. Representatives must at
the same time send a copy of their representations to
the applicant at the address given at the top of this
notice. A guide to making representations is available
from the Traffic Commissioner's Office.

Public Notices

BEDFORD BOROUGH COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990
TOWN AND COUNTRY PLANNING ACT 1990
GENERAL DEVELOPMENT PROCEDURE ORDER 1995
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 AS AMENDED
Notice is hereby given that the following applications have been submitted to Bedford Borough Council. A copy of each application and the submitted plans are available for inspection at the Town Hall reception computer, during normal office hours or view online via the following link: <http://www.bedford.gov.uk/searchplans> Any person who wishes to make representations about any of the applications below should do so in writing to the Head of Development Management by no later than 5th February 2012. If you wish to issue a response by e-mail your reply must be sent to planning@bedford.gov.uk and include your postal address. Please note that any representations received will be made available for public inspection.

PROPOSALS AFFECTING BUILDINGS LISTED AS BEING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
11/02562/LBC and 11/02561/FUL Anchor Cottage 5 Duloe St Neots PE19 5HP
Demolition of existing building and erection of single storey rear extension, linking main dwelling house and existing detached garage/leisure room.

PROPOSALS AFFECTING THE CHARACTER OF THE CONSERVATION AREA IN WHICH THE SITES ARE LOCATED
12/00017/FUL Old Paddock Manor Farm Church Road Stevington Bedford Bedfordshire
Construction of entrance porch and installation of four roof lights.

PROPOSALS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT and PROPOSALS CONSTITUTING MAJOR DEVELOPMENT
11/02675/EIA Land North Of Bromham Road Biddenham Bedfordshire
Outline application for the construction of up to 205 dwellings: associated infrastructure development, informal public open space and a primary school, primary vehicle access from Bromham Road.

PROPOSALS AFFECTING BUILDINGS LISTED AS BEING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND AFFECTING THE CHARACTER OF THE CONSERVATION AREA IN WHICH THE SITES ARE LOCATED
12/00001/LBC 17 The Marsh Carlton Bedford MK43 7JU
External alterations, including replacement windows, re-rendering, re-roofing of lean to. New hard standing and bonding of brick chimney stack. (Work already carried out)
12/00002/S73A 17 The Marsh Carlton Bedford MK43 7JU
Erection of two outbuildings in rear garden and new 2m high boundary wall

PROPOSALS CONSTITUTING MAJOR DEVELOPMENT
11/02707/MAF Land East Of Amphilil Road Elstow Bedfordshire
Mixed use development comprising erection of an A1 retail unit, B1(C), B2/BB employment units, sui generis car showroom, car parking and landscaping.
11/02691/MAF Britannia Iron Works Kempston Road Bedford Bedfordshire

Public Notices

Strategic planning news and consultations



Main issues for comment

- Design
- Amenity
- Highways

Consultations and News



► Development Strategy consultation Feb/March 2012

► Draft Sustainability Appraisal Scoping Report Consultation

▼ Land at Stanford Road, Shefford

The site off Stanford Road in Shefford is allocated for residential development of approximately 100 dwellings (including a proportion of affordable housing), open space provision and associated infrastructure in Central Bedfordshire Council's Site Allocations (North) Development Plan Document. The allocation requires that a Development Brief is prepared in order to help guide this development.

In September 2011, the Council and the developers for the site Bloor Homes held a very successful exhibition at Shefford Community Hall with over 100 people attending the event and others visited Shefford Library on other dates to view the display material. A number of verbal and written comments were fed back to the Council and Bloor Homes relating to some of the key considerations that needed to be taken into account.

A draft  [Development Brief](#) (PDF 4.6MB) has now been prepared and comments were invited on this document through further public consultation which ran from 13th January - 10th February. Please note, a summary of all previous comments received along with details of how the issues raised – where appropriate – have been dealt with in the drafting of the Development Brief have been compiled into a  [consultation report](#) (PDF 66KB) and appendices; The public consultation has now closed but if you have any queries, please contact the Development Planning Team at ldf@centralbedfordshire.gov.uk.

What Happens Next?

The Brief will be updated, taking account of any relevant suggestions or comments received. The revised Brief will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance.

► Land West of Abbey Lane, Ampthill

► News

► How to make comments

► Important information when submitting comments

► What sort of issues can you comment on?

► Online consultations



Land at Stanford Road, Shefford

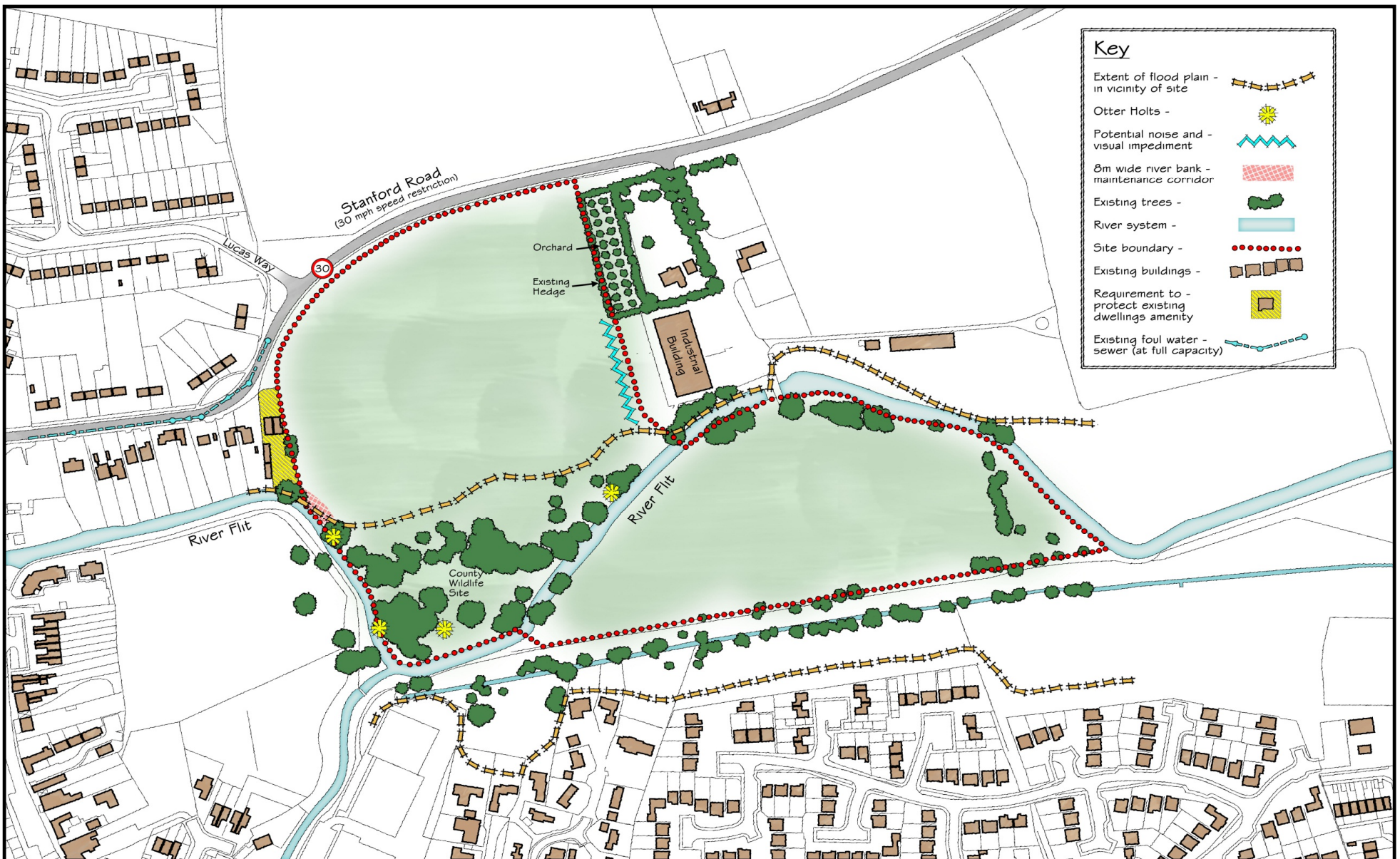
Questionnaire

As well as the comments that we would like to receive from you on the draft Development Brief, there are other specific areas that we would like to hear your views on. We would appreciate it if you could fill out this questionnaire.

1) How important is it to provide connections from the site to the surrounding area? We are particularly interested to hear your views on a shared footpath/cycle way across the meadow area linking in with existing paths to the south of the site in order to access other parts of Shefford.

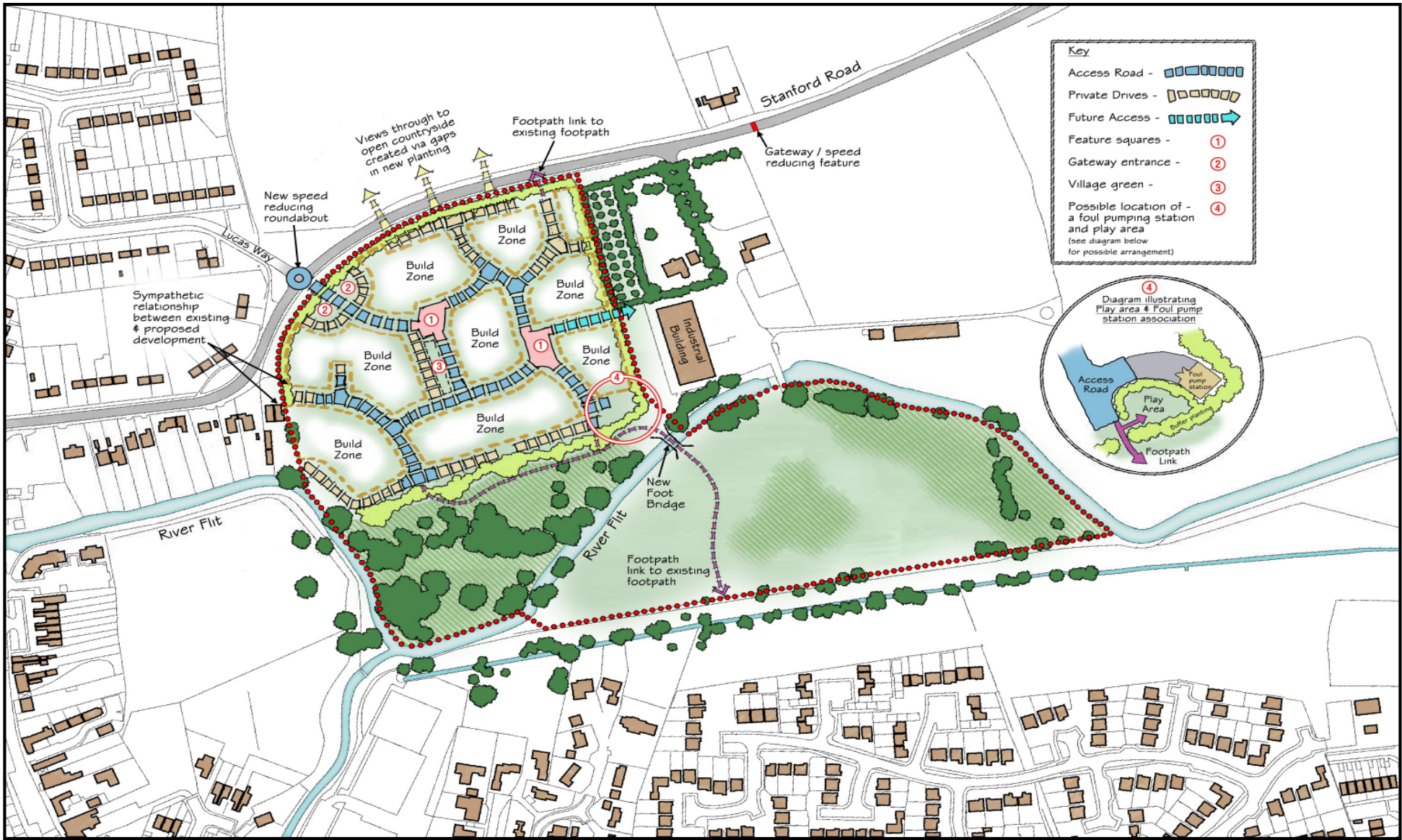
Please write your response here:

2) The Image below shows the Opportunities and Constraints Diagram as shown in the Development Brief (Page 9). Do you feel that there are any further opportunities or constraints that need to be identified?



Please write your response here:

3) Do you have any comments on the draft Concept Plan as shown below from the draft Development Brief (page 12)?



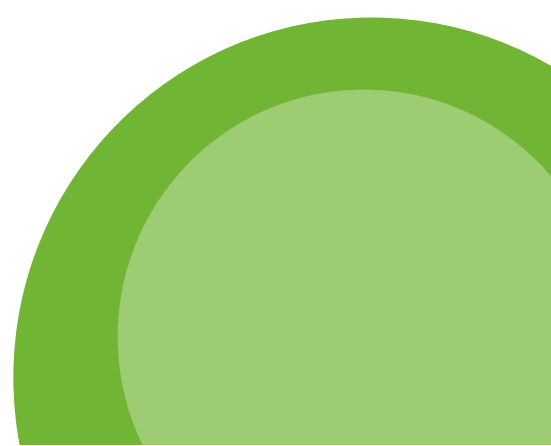
Please write your response here:

4) Do you have any additional comments that you would like to make on the draft Development Brief?

Please write your response here:

Thank you for your time. Please return the form to:

Local Planning & Housing Team
FAO: Carry Murphy, Principal Planning Officer
Technology House
239 Ampthill Road
Bedford,
MK42 9BD



Summary of consultation responses Land at Stanford Road, Shefford Draft Development Brief (January 2012)

76 responses received from members of the public.

Please note, a number of comments received relate to similar points raised in the first round of public consultation (September 2011). A written response from CBC/Bloor Homes on a number of these points was provided at the time and may be found within Appendix 6 of this consultation report.

Question 1: Connectivity

How important is it to provide connections from the site to the surrounding area? We are particularly interested to hear your views on a shared footpath/cycle way across the meadow area linking in with existing paths to the south of the site in order to access other parts of Shefford.

The majority of responses commented on this question. There was support for good connections from the site to other parts of Shefford. Whilst some did support a cycleway there were concerns about the practical arrangements for a shared or separate track across the meadow area and neighbouring areas. The following detailed comments were made:

- Concerns of having footpath(s) or other on the meadow area which is liable to flooding.
- Question over the timing of any improvements work in relation to the commencement of the development.
- Issue over whether footpaths should be 'upgraded' or formalised more and impact on the wildlife with more people using the site for recreation use.
- Concerns about the sharing of paths between pedestrians and cyclists and calls for keeping them separate.
- Potential for conflict between cyclist and walkers including young children using paths.
- Recognise the benefits of the paths connecting the site with other parts of the town to the south and reducing car journeys, for example, to access schools.
- Footpaths/footbridge could be better located elsewhere e.g. in the south west part of the site which would link well with the town centre.

- Accessibility for all required e.g. wheelchair users.
- Would lighting would be required. Impact on wildlife.
- Potential effect on those whose properties back on to the meadow area. In particular, issue over whether other vehicles like motorbikes and cars will get on to the meadows and other green area. Need some form of protection/ policing measures.
- Any new cycleway would link to existing footpaths which have cycle restrictions on them. They are not bridleways.
- A cycleway would be better located along Stanford Road.
- Path will make a pleasant amenity and shortcut into town but should not be main route into town given the potential for anti-social behaviour and crime in this area with people being able to congregate etc. in this area.
- Could the Shefford end of footpaths 3 and 4 be improved by s.106 monies from the development?
- Cycleway – present footpaths are too narrow to accommodate a cycleway. A very good idea to have a cycleway to the Millennium Green where there is room to widen the footpath, but there isn't the other way into Shefford. A cycle route to Samuel Whitbread College would be good to implement.
- A connecting path from the new bridge over the river a better cycle way link would be to follow the river downstream and join the corner with the Millennium Green for a route to school. There would be enough room.
- Difficult to stop cyclists using the footpaths illegally to the detriment of walkers.
- Object to Shefford footpath 3 being proposed to be upgraded to cycleway.
- Suggest that the path, after crossing a new bridge, should then follow the line of the River Flit to its junction with the River Hit. Pedestrians and cyclists would then have a choice of existing routes – ahead for the town centre, left towards the Millennium Green and schools or right to access the town via the old town wharf.

Question 2: Opportunities and Constraints Plan

Do you have any comments on the draft Concept Plan?

Flooding and drainage

- Floodplain – housing seems to be close to the floodplain line.
- The marked flood plain is misleading as field does flood and rivers raises to dangerous levels after several days of rain.
- Concerns about current infrastructure not being able to cope. Could lead to inadequate sewage drainage and flooding as well as other infrastructure and services like electricity, schools and shops not being able to cope with extra demand.

Natural environment

- Disturbance to nature area.
- Otter Holts need appropriate protection.
- Nesting birds on the site. Need to take account of nesting season.
- Trees should be of a mature size when planted.
- Loss of good arable land.
- Greater protection of the river is required.

Access and connectivity

- Reduce speed limit to 20mph in direction of the town.
- Reduce speed limit before the boundary of the site and also prior to development commencing.
- Footpaths need to be of an adequate width.
- Location of footbridge questioned as well as there being a need for including more footpaths.
- Question who will pay for upgrade and new bridge onto the Millennium Green?

Facilities

- Need an activity area for youths – skateboard park, cycleway paths etc.

Question 3: Concept Plan

Do you have any comments on the draft Concept Plan?

Built environment

- There appears to be a lot of emphasis on the built environment aspects of the development.
- Density too high.
- Development should repeat existing property design.
- Development should not comprise of housing of more than 2 storeys high.
- More affordable housing required.
- No.16 Stanford Road – need to have better regard to privacy of this neighbouring property. Position bungalows in this part of the site? Ensure an appropriate buffer zone?
- Further details required on what protection of existing amenity will entail.
- The development ignores local resident's rights to have a view of the open countryside. Increase in noise pollution and devaluation of neighbouring properties.
- Reinstate Mill feature as part of S.106 agreement.

Access and connectivity

- Requires a second vehicle access point and the opportunity for another roundabout on Stanford Road.
- New boundary planting will impair visibility on Stanford Road.
- Disappointed over the path positioning relative to existing footpath at Lucas Way. Consider a safety hazard. Entry needs to be adjacent to existing housing and site of ancient access to field.
- Should have a 40mph speed limit prior to the 30mph speed restriction.
- The position of the roundabout on Stanford Road and safe access into and out of the site questioned, especially with the close proximity of the nearby bend in the road west of Lucas Way.
- The proposed roundabout should be positioned at least two thirds of its diameter offset to the traffic flow into the town. This will have the effect of slowing traffic past the site entrance and into the town. The bend adjacent to the existing houses has been the site of many road traffic collisions due to the high speed traffic being out of position as it enters the road.
- Paths need to be wider along Stanford Road.
- Need to take account of ancient access to field from nearby house on Stanford Road across site to field. Disappointed over footpath positioning relative to existing footpath at Lucas Way. Consider this to be a safety hazard. Entry needs to be adjacent to existing housing and site to ancient access to field.
- Would like to see more footbridges across from the site to the meadow area to link the site to other parts of the town.
- Starting position of the speed limit should be reviewed.

- Will highway network be able to cope with the extra traffic especially at peak times and the speed of this traffic?
- Will more housing be proposed on neighbouring sites as a result of a new access road?
- Need to have footpaths which are well lit and wide enough for wheelchair users.
- Don't wish to see a bridge and paths across to the meadow area.
- Need to have good links to the High Street, not just via Stamford Road.

Natural Environment

- Encroachment of the development onto the open space.
- Otter Holts and location of new housing look very close.
- Impact on the County Wildlife Site has not been taken account of.
- No provision for green infrastructure e.g. tree planting.
- Issue of motorbikes and cycles etc. entering parts of the meadow area. Needs gates and barriers.

Play facilities

- Pumping station and children's play area are located too close together.
- Position of the play area near to the river is of concern. The play area is not considered to be in a prominent enough position. (Although, one comment was that it should be located away from residential properties.)
- Proposed play area and the green are too small.
- Play area to be suitable for up to 10 year olds, not just toddlers.

Flooding and drainage

- Flooding of other areas and effect on river.
- Page 16 – does not make it clear the necessary upgrade to the sewer system along Stamford Road.

Other comments

Do you have any additional comments that you would like to make on the draft Development Brief?

- Residents of properties along Stanford Road need to be kept informed and consulted on the impact of the development.
- The previous consultation meeting was well conducted and the development brief is good.

Principle of development

- Too much housing proposed on site and in the town.
- Too many houses being built. Impact on the town's character.
- Monies should be directed to fund more/improved infrastructure and amenities.

Infrastructure and Services

- What provision is the developer giving to the town to support the extra population, for example a community centre?
- Prior to the development starting there should be an improvement in the infrastructure of the town's major services. Consideration should also be given to better parking facilities within the town. Provision should also be made for more leisure services as at the moment they are abysmal.
- Schools and services – impact on these?

Housing mix

- No housing for the elderly has been identified.
- Location of affordable housing scattered amongst the other housing is not appropriate.
- More affordable housing is required.

Access and connectivity

- New roundabout – concerns on busy roads with poor sightlines in places.
- There should be no parking allowed on Stanford Road for construction vehicles.
- More thinking required on Health and Safety issues
- Would like to see a roundabout provided on Clifton Road at junction with Purcell Way.
- Preference for site off Hitchen Road to be developed instead of this site.