

INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 25 years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on the Site located at land off Shefford Road, Meppershall.

The purpose of the public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Central Bedfordshire Council.

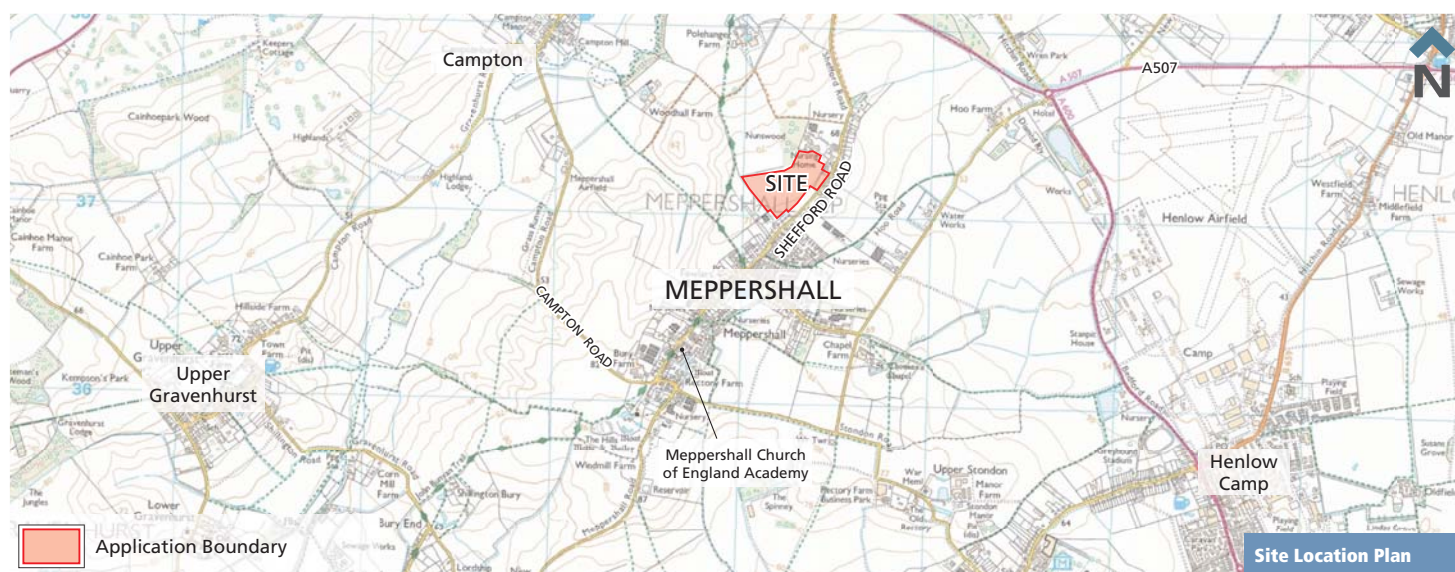
The Site

The Site is located on the north western edge of the village of Meppershall, immediately to the south of New Meppershall Care Home and Nunswood. The Site is located close to Shefford Road, although only the part of the Site which presently comprises the existing 1½ storey detached dwelling of No.59 Shefford Road, abuts the road.

The Application

Gladman Developments Ltd intends on submitting an outline application for up to 150 new dwellings to Central Bedfordshire Council. This application will establish the principles of development and determine the access arrangements. All other details would form part of subsequent detailed applications if outline planning approval is granted. The outline proposals currently indicate the following:

- Up to 150 new homes of varying sizes, types and tenures.
- A new vehicular access point off Shefford Road which involves the demolition of No.59 Shefford Road.
- New areas of public open space incorporating the existing structural vegetation on the boundaries.
- A new children's play area and allotments.
- Sustainable Drainage Systems (SuDS) in the form of two attenuation basins designed to manage flood risk and provide new habitats for wildlife.
- Traffic calming along Shefford Road.



The Need for Housing

Every Council is required by Government to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.

The Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing supply as required by National Policy.

A Sustainable Location

The Site is located in a sustainable location with convenient access to the public transport network. The nearest bus stops are located just to the south of the Site on Shefford Road close to the village hall. These bus stops are served by a number of services which provide links to nearby towns and villages, including Shefford, Bedford, Hitchin and Luton. Meppershall benefits from a number of local services and facilities, including a pub, shop and Post Office, a village hall and a bakery which are all within recommended walking distances from the Site. The village is also home to the Meppershall Church of England Academy, which caters for children aged between 4 and 9.

HISTORIC MAPS

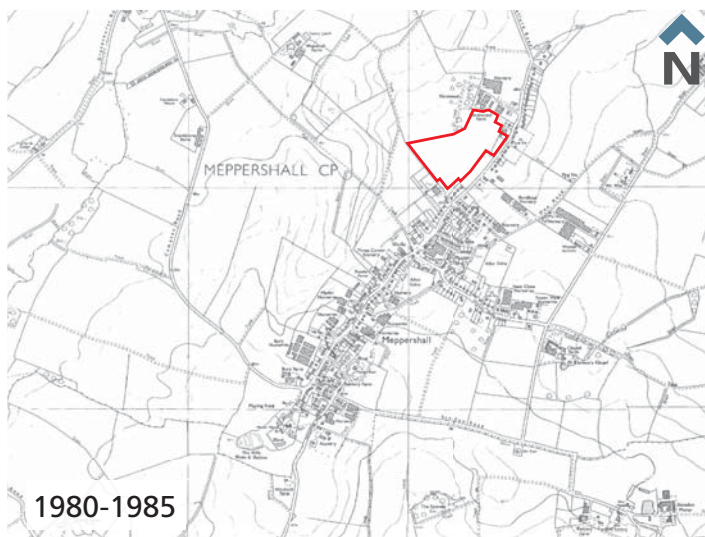
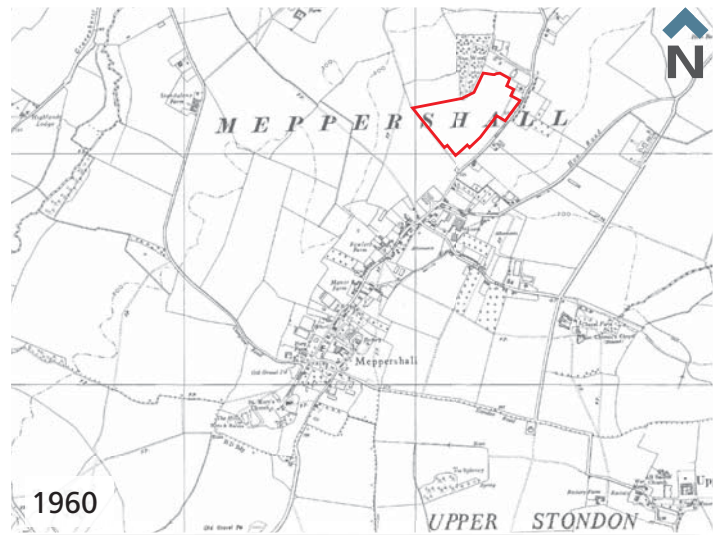
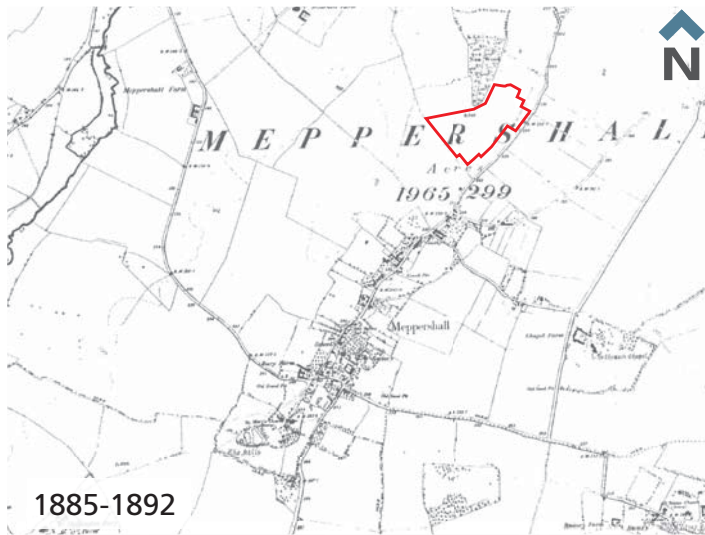
The following historic maps illustrate how Meppershall has grown over the past 131 years. The earliest map from 1885-1892 shows that, like today, the village had a distinct linear form focussed along High Street. Also in common with today, St. Mary's Church marks the southerly extent of the village.

The 1960 map shows how Meppershall had experienced only limited growth in the first half of the 20th Century with a small number of houses located along the south eastern side of Shefford Road close to the Site. The map also shows how market gardening had started to become an important feature of the local area with the establishment of a nursery between Hoo Road and Fildyke Road.

A comparison of the 1983 map with the 1960 map shows how the village had experienced more substantial growth in the intervening years with the construction of new residential areas at Orchard Close

and along Hoo Road and Shefford Road. The map also shows how market gardening had become an important part of the local economy with numerous nurseries located throughout the village.

The modern day map shows that Meppershall has seen further growth since the early 1980s, including the construction of new residential streets at Gregory Close, Lyspitt Common and Buxton Close. Meppershall continues to be home to a number of nurseries marked by the large greenhouses located to the rear of the properties that line the village's streets. There are a number of proposed housing developments in the village that have been submitted to the local planning authority including a development just to the south west of the Site for 78 new dwellings, a new village hall, sports pitches, public open space and children's play areas.



The principal part of the Site comprises a single field in arable cultivation and two smaller paddocks for the grazing of horses. These fields are set back from Shefford Road by approximately 45 metres behind a series of small fields and a number of residential properties. The Site's frontage with Shefford Road is provided by way of the existing residential property of No.59 Shefford Road and two small parcels of land to either side of the property. Behind No.59 Shefford Road lies a small stable block and manege, which also lie within the Site.

Immediately to the north of the Site is New Meppershall Care Home, with Nunswood, a small area of Ancient Woodland, located adjacent to the Site directly to the west of the care home. The remainder of the northern boundary is defined by a gappy hedgerow beyond which lies open countryside. To the south the Site is bound by hedges of various heights and densities, and post and rail fences associated with a number of residential properties beyond.



Map showing Site boundary and photo locations



04 EXISTING LOCAL CHARACTER

VISUAL ENVIRONMENT

The topography of the landscape around Meppershall is undulating with a rounded landform falling to streams and rivers, including the Rivers Flit and Hiz, and the River Ivel, and rising to localised high points. Villages in the local area tend to be located on the edges or tops of these higher points, typically between 70m and 80m Above Ordnance Datum (AOD), with the land falling to the watercourses to approximately 40m AOD. Further afield to the south and south west, the landform rises noticeably at Deacon Hill and the Barton Hills Nature Reserve some 3.8 miles (6km) away.

The Site is relatively flat, lying at approximately 70m AOD on a small localised plateau. It falls gradually to the south and north east from a high point in the north western corner.

The Site is partially visible from the immediate area, both from public vantage points and from some residential properties. Nunswood screens the northernmost parts of the Site from views in this direction. Where Nunswood does not provide screening from the north, there are some partial views into the Site, although these are limited by the undulating nature of the local topography and intervening vegetation. Views of the Site are possible from the higher ground to the south, although these are considered to be limited by the distance. Where the views are possible from here, the new houses will be seen in the context of the existing settlement in the area.



Map showing Site boundary and photo locations



View from the north eastern corner of the Site looking south west



View from the eastern Site boundary towards the west

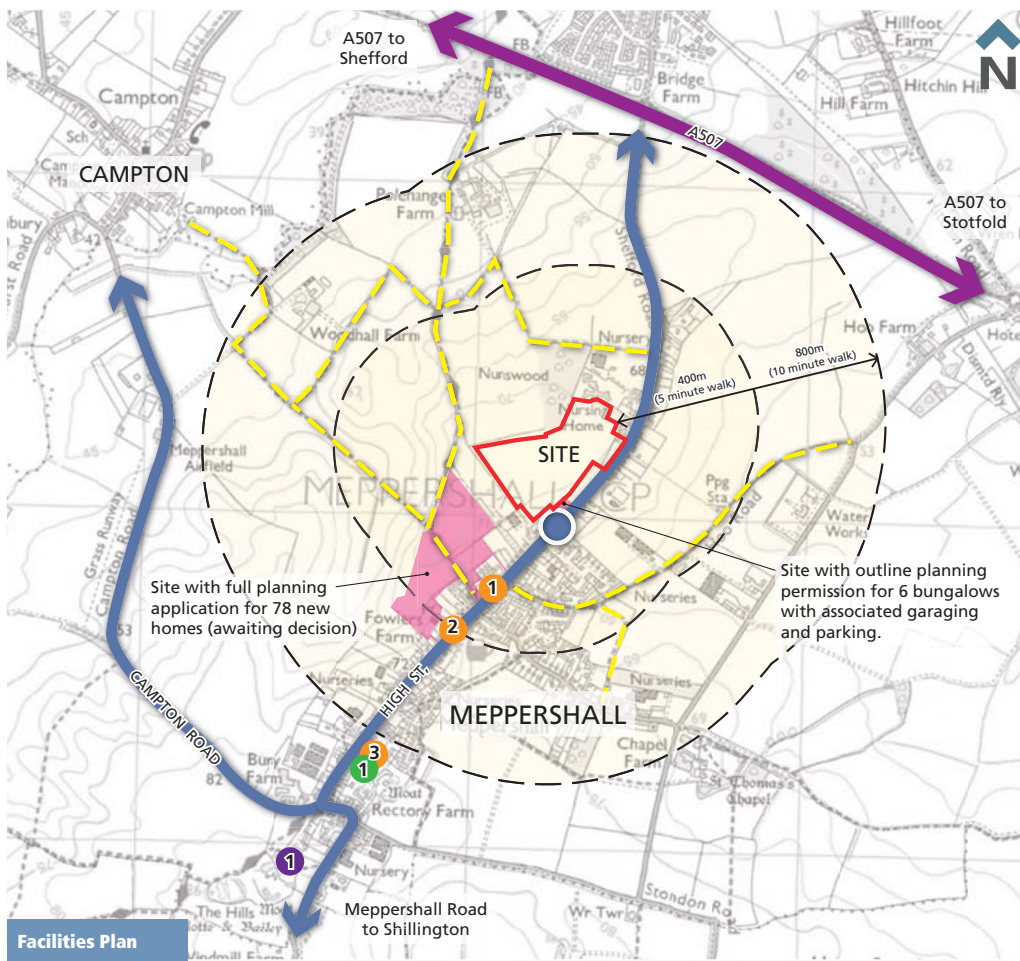
LOCAL BUILDING STYLES

Meppershall contains an eclectic mix of building styles, details and materials which range from attractive timber framed, thatched cottages through to modern brick built dwellings. Local building materials and styles include the use of white gault brick, white painted render and brown/red plain tiles. Traditionally, brickwork was broken up by vertical red brick soldier courses with interest to the eaves often achieved through the use of dental brick courses.



LOCAL FACILITIES

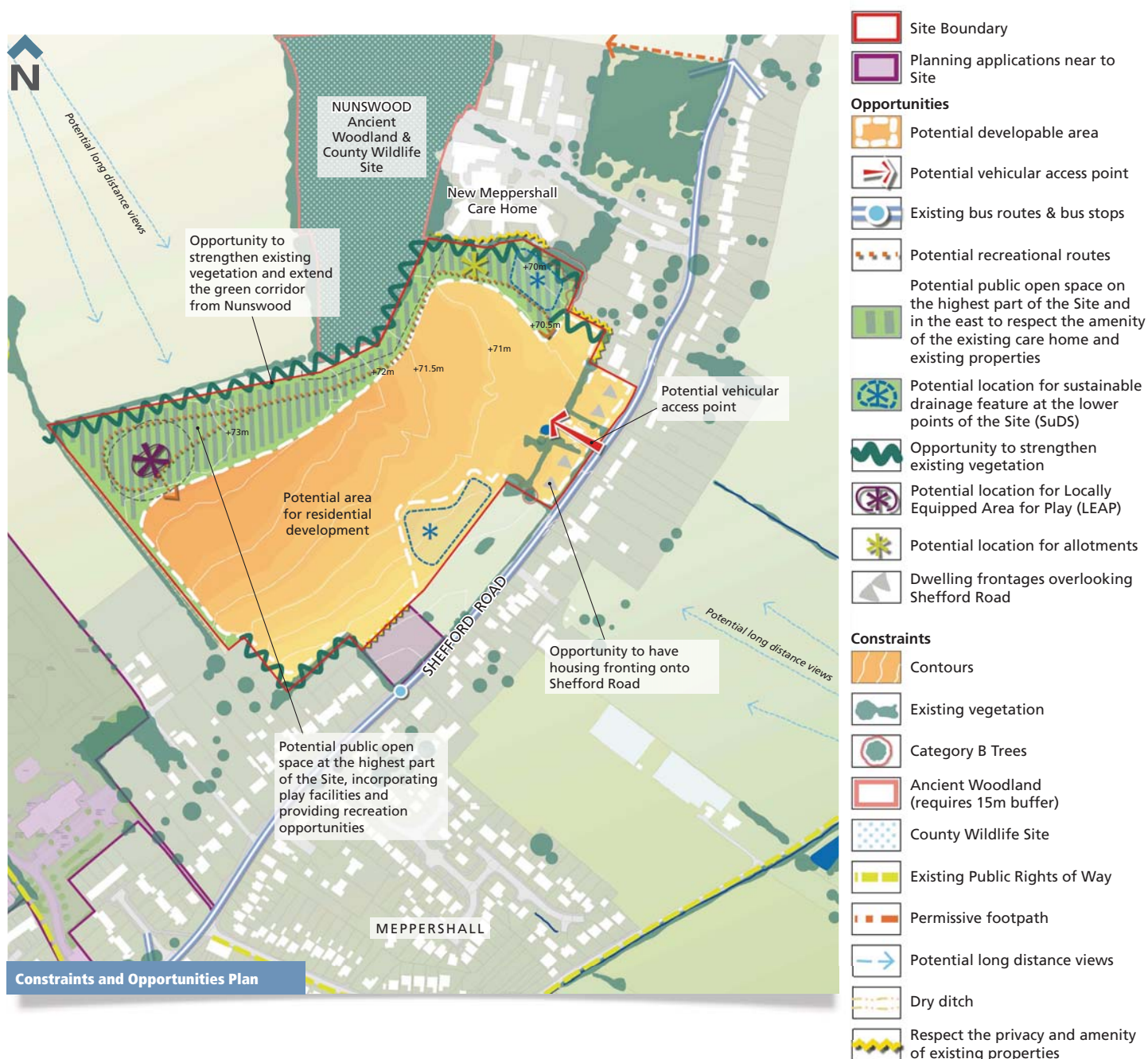
The village has a number of facilities including a pub, shop and Post Office, village hall and bakery. The village hall hosts a number of weekly clubs, including darts, snooker, bingo, kickboxing and Brownies. Meppershall Church of England Academy is located to the south of the Site on High Street and caters for children aged between 4 and 9. As mentioned on Board 2, the new development to the south west of the Site will see the construction of a new village hall (a temporary village hall is to be provided during its construction phase), new sports pitches, public open space and children's play areas.

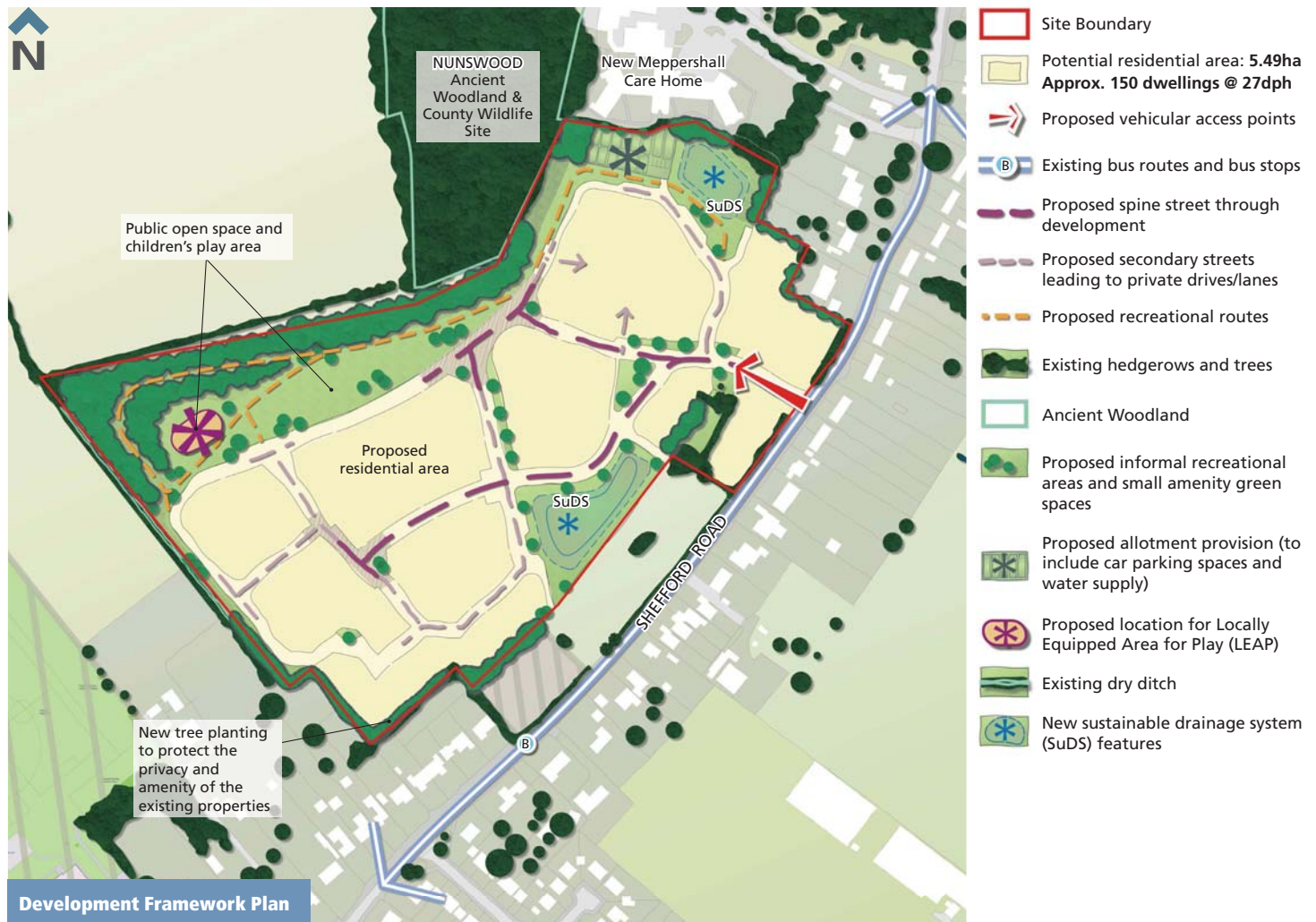


KEY CONSIDERATIONS

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.

The opportunity exists to create a logical, yet carefully considered extension of Meppershall by locating the new homes in order to maintain an area of open space running alongside the northern and north western boundaries. This area of open space would correspond with the highest parts of the Site and provide scope for new landscaping to create a soft development edge, filter views of the new homes and help assimilate the proposals into the wider landscape. This area of open space also has the potential to extend alongside the Site's boundaries with the New Meppershall Care Home and the adjacent residential properties in order to create an appropriate relationship with the proposed new homes.





The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. The outline proposals provide for up to 150 new homes including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will consist of a mix of detached, semi-detached and terraced homes. The new homes will be no higher than 2 storeys in height.
- The development would be set within an attractive framework of open spaces. These areas of open space will contain new landscaping, a children's play area, new allotments and new routes for walking.
- Development will be set back at least 15m from the Ancient Woodland of Nunswood.
- Vehicular access to the development will be from Shefford Road. This will involve the demolition of the existing dwelling at No. 59 Shefford Road. The loss of any existing structural vegetation will be mitigated with new tree and hedgerow planting as an integral part of the development's landscape design.
- Two new attenuation basins will be provided as an integral part of the development's green infrastructure. These will convey and store water during periods of heavy or persistent rainfall in order to maintain run-off from the Site to present day conditions. The attenuation basins will be designed to create attractive new landscape features.

YOUR VIEWS

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Central Bedfordshire Council, who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

How do I comment?

Comments can be sent via:

www.your-views.co.uk/meppershall

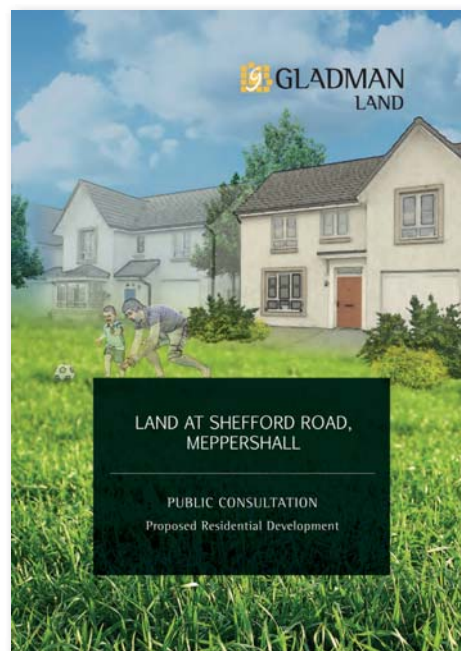
You can respond by email:

comments@your-views.co.uk

(Using Meppershall as the subject line)

Or by post:

Your Views - Meppershall
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.