

HAYNES APPENDICES

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.

HAYNES APPENDIX ONE
Survey Additional Comments

Site Allocations, Issues and Options Consultation

Ref Number: H283

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Andrew Phillips	This development will be an unacceptable intrusion into open countryside and will increase the traffic hazard at the already dangerous junctions on the A6.
Angela Barker	This site is unsuitable as there are no mains drains, bad water facilities as the main is always leaking and the traffic would be a huge issue. The narrow roads around the area are dangerous now as they attract car users to use Haynes West End as a cut through to the A6. It is very rural in Haynes West End.
Clive Haste	This development is actually Haynes West End that currently has a few select houses. The proposed development is fronting onto a very dangerous stretch of the A6 viz speed cameras opposite the proposed development. Public transport to Haynes Lower School is non existent likewise to Clophill and Maulden. At the moment I see little potential. It has taken long enough to reopen the Post offices both in Haynes, 2 miles from this development, and in Clophill down a busy Dual carriageway.
Graham Crick	West End should not be confused with Haynes Village itself, which is 3 miles away. We have no main sewage, no gas, a poor old water supply, and power cuts in bad weather. We also have a noisy, smelly recycling plant to contend with. Access onto the A6 is very dangerous at peak times, which is why there are 3 cameras there. I was told when we moved in, that this was a Conservation area - are we now going to quadruple the size of West End and forget all about Conservation - I certainly hope not. This is countryside not a Village environment. Haynes Village itself has a shop, pubs, village hall all in walking distance, in West End everything is 3 miles away in any direction so you drive. I thought this Government wanted less use of the car, not more!
John F. Goodge	Junction with A6 is dangerous (impossible at rush hour), and was once scheduled for closure. Remainder of local roads network is quite inadequate. No pavement. No foul drainage system. ALL facilities (including village shop and public house) only accessed by car. Public transport only available by crossing A6 on foot.
Mr Peter Izzard	85 new homes would cause a detrimental effect to life in this area affecting current house prices and totally destroying the peace and tranquillity of the area as well as destroying habitat for local wild life including toads, deer etc. Although there is mention of grey water recycling facility on site would they be offering to connect the current houses in the area to this system better still connect us all to the main sewage (what a novel idea). I also think we have had enough chucked at us (the smelly, fly ridden recycling facility across the road). yes I prefer this to the proposed development at least it is a country pursuit I vote to keep the grass, trees, horses and wildlife commonly known as the countryside where I chose to raise my family we live here because we like it the way it is. I for one am willing to fight this one all the way what ever that means.

Submitted by	Comments
Mr T G Tumber	The A6/Haynes West End/Haynes Church End junction is already a notably hazardous one mainly due to the volume of traffic on the A6. Any further development, be it residential or commercial, will only exacerbate the current difficulties. This is before Wixams comes on stream. Heaven help us all then! Bedfordshire's roads are already close to total grid-lock several times a day. This County has simply no room for the proposed levels of development and that probably is true of the country as well. Our general standard and quality of life is now on a slippery slope - and it's not upwards! Enough is enough.
Mrs Christine Tumber	The site would have major access problems onto the A6 a very busy main road with almost no sight for joining the road. The access onto the main road to the south of the development already has queues to gain access into the rest of the village. Opposite the proposed site is a major green waste site which has its own problems with access and smell of the decomposing waste. Existing housing at West End are unable to have their windows open in the summer because of this site. At times the smell drifts as far as Church End and the rest of the village. The electricity supply to most of the village is overhead and during rain or strong winds the supply is cut. The sewers can only cope with the current number of houses as after heavy rain we have raw sewerage coming up through the manhole covers. The nearest shops to the site are at Maulden or the main village over 2 miles away. Could the school or doctors at Maulden cope with such an increase? Where are all these new people going to work, the roads are gridlocked at present so how can they cope with the extra traffic?
Mrs M. Parker	Living on what was the old A6 and is now almost a country lane this development is unsuitable. We have no sewage or gas and no other facilities i.e. village hall, school, post office other than in Maulden, Clophill or Ampthill. The A6 is grid locked at peak times. The access road to this development would be opposite to a business using large lorries which reverse on a bend. Also adjacent to Woodside stables which has continuous traffic. We also have a Toad Run to Maulden Woods 3 signs - 2 at both exits to A6 and 1 Lembersey Lane.
Mrs Marilyn Mote	No shops, hotels, PO's exist nearer than 3 miles plus. There is no potential to provide further infrastructure as area has no main drains. Nearest facilities are 3 miles plus. No public transport links exist; no footpaths exist on the narrow road. Access to A6 very dangerous.
Rachel E. Goodge	Very dangerous junctions with A6 (both for traffic and for pedestrians) Local roads and pedestrian pavements completely inadequate. No main sewer. No local facilities whatsoever.
Sarah Farrow	The road structure could not support any more traffic. Walking along the road in Haynes West End is already dangerous as there is no foot path the road is also used as a rat run from Maulden, Flitwick and Ampthill. I can not see how access from the A6 will support the needs of the development as the stretch of road is already dangerous. We also have ongoing issues with the composting site. Current properties on the market are also not selling. There are no amenities in Haynes West End.
Vicky Oliver	Haynes is NOT a large village - your methodology for determining size is flawed being based on an over simplified points system - Haynes has only 400 households in total - how does this equate to a large village? The planning info relates to approx 85 houses - so the plan is to recommend an increase by 25% of households in Haynes - this makes a mockery of your introduction to the plan.

Site Allocations, Issues and Options Consultation

Ref Number: H311

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Diana Stevens	Would like to know a lot more information about site 311. Would this site go ahead if site 348 does not happen?
Mr Terry Stevens	The vague information given by this landowner gives rise to some doubt of development. e.g. How close the building would be to the bungalows in Rooktree Way and would the existing utilities be sufficient? We do have a sewage problem after heavy rain. Related to H348.
Mrs Davina Galloway	The turning into Haynes is on a very busy/sharp bend. If any further houses were included, this would need to be considered for improvement.
Mrs Vivienne Allison	Haynes village has a need for a purpose built residential/nursing home and sheltered accommodation before any further homes are built and before all the available building land has been used up. On the same site space should be made available for a doctors surgery and clinic. Access would be unsatisfactory unless it could be taken away from the A600 and routed on to Silver End Road.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Miss Shirley Bennett	It would spoil the landscape and would come out on a very busy main road on a bend. There has already been a lot of houses built in the village.
Mr Alan Hunter	Roads and other infrastructure insufficient to carry increased housing.
Mr Alan Morgan	I believe the existing sewers and roads in the village will not support this development.
Mr Andrew Kirkwood	The sites in Haynes other than purely in fill will begin the change in the village from being a quiet lovely place to live into more of a mammoth village with all the resulting noise and aggravation for everyone who lives there. I would strongly oppose the development of these sites to protect the village and the way of life that it provides.
Mr Andrew Phillips	Access to and from the A600 would be extremely dangerous
Mr Brian Cassidy	I assume the development would access onto the A600, this is a flat and often dangerous road with a sweeping bend as you approach Haynes Turn (coming from Shefford). I'm told there have been fatalities on this stretch of road. Surely it does not make sense to build houses with access to the A600 where cars/vans/buses/lorries are travelling at speed coming round the sweeping bend.
Mr Brian Lewis	Any access onto A600 or into Silverend Road would cause further traffic hazards. There are already accidents at least once per week at Haynes Turn and speed limits in Silverend Road are ignored causing danger when negotiating parked vehicles and entering or leaving driveways.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mr Brian Oertel	If access is required on to Silver End Road, one of the house owners would need to sell a parcel of land which will lead on to a narrow, busy road. The existing school is full in Haynes and views from existing dwellings in Silver End Road will be blocked. More details needed about what is likely to be built.
Mr Chris Houghton	Full letter dated 24 July 2008 submitted to Tamsin Cowley with further details.
Mr Clive Haste	This site is wholly inappropriate being on the outskirts of the village and totally contrary to policy on infill in Haynes. The only access would have to be onto the A600 at a point already known as an accident black spot between two bends on a dangerous stretch of road. This would also entail the destruction of open land that currently provides panoramic views of woodland and the Greensand Ridge. I am also concerned that as the owner of the track at the side of my house this would lead to illegal use and disturbance of my right to privacy.
Mr Dave Parsons	Traffic is already a problem at this end of the village, particularly coming on and off the extremely busy A600. Although this is a main junction into the village, the entrance is small.
Mr David Rust	The proposed junction with the A600, near a bend, is very dangerous.
Mr Edward R Wood	Existing infrastructure would not support this or any further development. We have no gas in the village and the A600 would have to be improved at the junction with Silver End Road; the junction is on a bend. We, at present, have to travel to Shefford for doctors who are already very busy. There is only a lower school in Haynes so further traffic and pollution to take children to middle and upper schools.
Mr Graeme Laing	I question if the existing infrastructure (water mains, sewage) would support the extra housing. Extra housing would/maybe support a shop/post office and a pub/restaurant. I would like to see Silver End Road upgraded - resealed like some of the roads further in the village. Speed limiting should be set in place as well, before more housing is constructed as this road will be even busier. This road is a problem now, without more homes being built.
Mr Granville Edwards & Mrs Lindsay Edwards	Proposal H311 additional comments previously made in relation to H312We are submitting a joint response in the interest of efficient use of time, but would ask you to note that we are both authors of this submission and are equally concerned about the issues raised. All comments previously made for H312 apply to this proposal with the following additional comments specific to this proposal: This is a more sizable development than H312 and would bring more than double the size of infrastructure and sustainability issues. The only access suggested is from the already busy A600. There would be up to another 90 houses with a dependency on the currently over-stretched water, sewage and transport infrastructure. An increase in traffic using the existing dangerous and difficult to navigate Haynes turn junction.

Submitted by	Comments
Mr James Hall	<p>The proposed site H311, at High Road Haynes, is completely inappropriate for residential development for a number of reasons:1.The proposed plot falls outside the existing building line and boundaries of the village. My understanding is that the Local Development Framework would normally only look to develop small in-fill sites in a village of this size, rather than sprawl and extend village boundaries. Any development on this site would materially alter the character of Haynes and destroy the rural aspect of the locality.2.Dangerous access – The only place to access the proposed site is from the A600 in between two notoriously dangerous bends. A 60mph speed limited is in operation and a road turning here would present a clear and critical danger to any vehicles using or attempting to pull out on the A600.3.There is no vehicular or pedestrian access route from the proposed plot into the main village. Any development here would therefore be completely separate from the main village and residents would have difficulty accessing the small number of amenities within the village. Children walking to school or the shop would have a long walk along the main A600 to access the village down Silver End Road. Such a route would be dangerous and unsuitable for anyone, let alone young children. 4.The proposed development plot falls on the highest grade agricultural land, which is currently used to grow wheat. As such the land is a valuable resource in its own right and should be maintained as such. Development of this site would irreversibly eradicate the possibility of farming this land in the future. High grade agricultural land must surely be retained in its current state, in an economic climate where we have food and oil shortages and souring prices. 5.A development plot of this size would be much too large for the village infrastructure to cope with. a. The narrow sewerage drains in this part of Haynes are already unable to cope with the existing number of houses. Raw sewerage can often be seen over-flowing from the drains at the top of Silver End Road, during periods of heavy rainfall. b. The lower school would also be unable to cope with the number of children a site of this size would bring. The school currently has a high number of pupils for the size of the village (its highest numbers ever) and has recently had to build an additional classroom to cope with the 2007 Reception Class in-take numbers. c. There is no Middle or Upper School provision in the village. Consequently, at age nine all children have to travel by bus to the nearest available schools in Shefford (4.1 miles away). The middle school in Shefford is already completely over-subscribed. d. There is no doctor’s surgery, pharmacy or other health services in the village. e. There is no mains gas in the village. Any development would therefore need to be fuelled by oil, which is environmentally unfriendly and not suited to large scale developments. 6.Loss of landscape – Any development on this plot would have a hugely detrimental effect on the landscape of Haynes and the panoramic outlook of the properties adjacent to the plot. Existing properties would become over-looked and suffer a complete loss of privacy. There would be a significant increase in noise, pollution and litter. The quality of life for existing residents would be severely reduced.7.Environment habitat – Any development of this plot would result in a significant decrease in the amount of wildlife resident and visiting the area.</p>

Submitted by	Comments
Mr James Hall (continued)	<p>Many species of animals and birds such as Stoats, field Mice, Voles, Skylarks, Kestrels and the Green and Greater Spotted Woodpeckers, which breed and/or are frequently seen on this site, would be lost from the area completely due to loss of habitat. Regular seasonal wildlife visitors such as the Greylag Goose would also no longer be seen on this site.8. There are no employment opportunities within Haynes; therefore any new residents would need to travel by car to their place of work. The nearest large employment centres are a considerable distance away i.e. Bedford (7.3 miles), Luton (18.1 miles) and Milton Keynes (22.5 miles). The nearest train stations are Bedford (6.6 miles), Arlesey (9 miles) and Flitwick (12 miles). Consequently any travel to work will involve a considerable increase in the amount of car traffic flowing through and around the village and nearby towns. This will subsequently increase the risk of traffic related accidents to children, elderly, disabled and other village residents. In addition, the increased amount of cars on the road will raise the level of air and noise pollution within the village and have a detrimental impact on the local environment.9. The rough sketch of the development plot includes a private access path at the back of the houses along Silver End Road. This path is a strictly private right of way for owners to access the back of their properties and was listed in the deeds of the before mentioned properties when they were built. The plans therefore need to be amended to omit the path from the development plan. 10. Finally, it must be noted that the plans that have been submitted for this site are extremely vague, incomplete and open to numerous different interpretations. As such, this consultation could be seen to be unjust due to the lack of accurate information and detail available.</p>
Mr James Roxburgh	There are access problems with the site.

Submitted by	Comments
Mr James Wedgwood	<p>I doubt that the proposed site is large enough to make it attractive for a developer who had to provide new infrastructure, which undoubtedly would be required. It appears that access could only come from an already dangerous part of the A600 and would have to be via a roundabout. See my later point regarding sewage, which would undoubtedly have to be replaced throughout the entire Village Although classed as a large village Haynes does not provide a good level of services as defined in the Core Strategy: Issues & Options Document. Yes we have a primary school, but no Doctor's surgery, virtually no local employment, no frequent public transport or enough retail outlets to meet day to day needs. Apart from the School, Pub and Sub Post Office any other facility requires a Bus or Car Journey, for residents of Northwood End/Silver End. Residents of Church End and West End have no services at all without using a car. I understand that Haynes Lower School is currently under subscribed, but the local Middle and Upper Schools are over subscribed. I also understand that there are enough resident infants within the existing population to fill Haynes Lower school in the near future. Our only public transport is the bus service, making life difficult for none car owners, especially shift workers and those venturing out in the evening. The proposed site is currently farmland, is outside the Settlement Envelope and could not be described as infill (Core Strategy: Issues & Options Document Page 24). Although no sites have been put forward for consideration, within this exercise, there are many opportunities for infill in Haynes, including land owned by Beds County Council, which will be inherited by the new Central Bedfordshire Council from next Spring. Haynes has no mains gas and has problems with water pressure from time to time. I have doubts about how much more development can be supported by the existing sewage system. Sewage for all of Northwood End Rd, Silver End Rd, Plummers Lane and all roads leading off them is carried in one 9" pipe. This must be close to capacity, since Rook Tree Way, Howards Close, Longden Close and Meadow Piece have all been built since the design and installation of the existing system. It is my view that the Applicants contention that "this site does not interfere with residential property already in this area" is completely untrue, and I believe that the Applicants are motivated purely by greed, with no regard for the local community. Existing residents of Rooktree Way and the Eastern end of Silver End Road would suffer increased noise, light pollution and loss of open views.</p>
Mr John Hayward	<p>Inadequate services - poor and reducing standard of public transport. Dangerous position on A600 already a black spot. Ruin character of the village. No gas - inadequate sewers, overload facilities.</p>
Mr John Oliver	<p>This site should not have access on to Rooktree Way. Neither should it be accessed direct from the A600 as it exists at the moment. It should, therefore, be rejected for development.</p>
Mr Malcolm Roxburgh	<p>School not large enough to accommodate potential additional intake. Not near to existing community centres and surgery (Shefford).</p>

Submitted by	Comments
Mr Peter Hickman	My Personal Comments: Haynes actually is NOT a large village! Its classification as "large" for planning purposes is only a technicality. It is part of the Greensand Ridge / Green Lane landscape - an acknowledged walking and amenity area. Any additional development should be minimal and in keeping with our (actual) small village status. My understanding is that the current service infrastructure (water, elect, sewerage etc. - no gas!) is very limited and many of our roads e.g. Northwood End Road, are in a poor condition. All these services will need further investment, prior to any future development. In addition, it should be pointed out that there are a number of empty / semi-derelict properties already contained within the parish - and these should be enforceable reconditioned by Mid Beds, for parishioner's use, prior to allowing new development. Mr P J Hickman,(Coordinator of The Haynes P3 Group)
Mr Trevor Tumber	This is not a NIMBY comment and it applies to sites H311, H312 and H348. There are real problems with infrastructure in Haynes. Specifically sewer capacity -and fall - and electricity. All three sites present serious access problems. North Lane is virtually single track and the potential Silver End Road access is between two current T junctions barely 100 yards apart! (But Planning know this don't they?)Any access to the A600 for the H311 site would be extremely dangerous - and that is probably an understatement! The A600 either needs complete realignment, to the North of the Siver End Road/A600 junction or a new road would have to feed the access westwards form 311 to rejoin A600 on a safe straight section. A minor, but important, point is that Haynes has no gas supply and is not likely to have within 50 years! Oil is the favoured energy source - requiring access by large unwieldy tankers at frequent intervals which block the roads - because they are not very wide. The prospect of further housing needing more of these beasts is thoroughly depressing. The general view of the village is that we are at capacity - given the existing infrastructure and road sizes/geometries. A serious level of investment to the infrastructure would be essential for any major development to be feasible.
Mr/Mrs Michael/Susan Crane	We feel that because of the position of the proposed site, one of the main problems would be major road reconstruction required to access the site. The A600 at this point is a notorious accident black spot, any extra traffic would add to the existing hazard. Having to put in underground infrastructure to service the site would cause untold problems in the near vicinity. There would be an increased strain put on existing facilities which, even now, are insufficient for the current population of Haynes.
Mrs Ann Adams	The main reason for disagreeing to developing this site is the A600, this is a very dangerous section of the road with several bends. I feel there would need to be some major changes made to the road to improve the safety. The other point I would like to make is the sewage system in Haynes would need to be upgraded to take this size of development.
Mrs Anna Jacobs	We are a small community and until very recently had small village status. This development should be placed elsewhere.
Mrs Anne Roxburgh	The school is not large enough to accommodate a large intake of children. Not near enough to existing community centres and surgery (Shefford/Amphill)
Mrs Carol Rust	The proposed exit from this development onto the A600, near a bend, is very dangerous.

Submitted by	Comments
Mrs Catherine Smith	This is not really a large village. We have a shop/post office which we could lose. The school would not be big enough and we do have problems with the main drainage at the top of Silver End Road. But we do need affordable housing where there is better access than this present site.
Mrs Denise Smyth	This stretch of the A600 is already a black spot and it is lethal to cross the road at Haynes turn. Access and parking would be a huge problem a huge problem and the Shefford health centre already has difficulty with the appointment system. The village school is a "village school" and works extremely well without further intake.
Mrs Helen Carpenter	Access concerns via A600 which is a very busy road and fast road
Mrs J Hamilton	In principle could infill between post office and Baptist Church, but nowhere else.
Mrs Jane Kemeys	I have already completed a submission re H312. My comments for H311 are almost identical but increased by a factor of TWO as the proposal is twice as large as H312. I will not repeat, therefore, my previous comments from H312 but ask you to read them in the context of both developments. The only additional points I would like to make relate to road safety issues as the only likely access is from the A600. The experience of the existing Haynes Turn junction already tells us that this is a busy road and that exiting and entering the village here is dangerous and difficult. With potentially 90 dwellings on this new site the issue will only be exacerbated. Moreover, for cars to access the village they would have to exit onto the A600 and then turn into the village at Haynes Turn a few yards away. Traffic already on the A600 would be regularly affected by these manoeuvres. The return journey from the village to the H311 dwellings would be even more dangerous because of the right turns, firstly out of the village onto the A600 and secondly from the A600 into the new development. ...unless, of course, the whole Haynes turn junction is redesigned by the developer as part of the contract or a house or two is knocked down along Silver End Road between the A600 and the Old Police Station to enable easier transfer between the village centre and H311! Again my husband, Ian Kemeys and son, Jonathan Kemeys join me in these comments.
Mrs June Barber	There are not the facilities to support a larger community. I strongly feel that more housing would change this small village.
Mrs Lisa Burton	Access to site unsuitable for traffic - A600 already accident hotspot.
Mrs Sally Cassidy	Haynes does not have the infrastructure to support housing developments on this scale due to the known water and sewerage problems and also the frequent electricity power cuts. This proposed development would possibly have to be accessed from the A600 which is a very busy and dangerous road with a sharp bend. I understand there have been many accidents (some fatal) on this stretch of road; it does not make sense to build a housing estate where the access is on to a dangerous bend in the road.
Mrs Shirley Hale	The sewage system will not cope. The A600 the main road is very busy & already has many accidents on the corner of the supposed site, the other entrance is private from Silver End Road.
Mrs Valerie Herbert	This site is adjacent to a very busy road, A600, and is situated on a blind bend - how would you achieve safe access?

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Mrs Helen Hall	<p>The proposed site H311, at High Road Haynes, is completely inappropriate for residential development for a number of reasons:1.The proposed plot falls outside the existing building line and boundaries of the village. My understanding is that the Local Development Framework would normally only look to develop small in-fill sites in a village of this size, rather than sprawl and extend village boundaries. Any development on this site would materially alter the character of Haynes and destroy the rural aspect of the locality.2.Dangerous access – The only place to access the proposed site is from the A600 in between two notoriously dangerous bends. A 60mph speed limited is in operation and a road turning here would present a clear and critical danger to any vehicles using or attempting to pull out on the A600.3.There is no vehicular or pedestrian access route from the proposed plot into the main village. Any development here would therefore be completely separate from the main village and residents would have difficulty accessing the small number of amenities within the village. Children walking to school or the shop would have a long walk along the main A600 to access the village down Silver End Road. Such a route would be dangerous and unsuitable for anyone, let alone young children. 4.The proposed development plot falls on the highest grade agricultural land, which is currently used to grow wheat. As such the land is a valuable resource in its own right and should be maintained as such. Development of this site would irreversibly eradicate the possibility of farming this land in the future. High grade agricultural land must surely be retained in its current state, in an economic climate where we have food and oil shortages and souring prices. 5.A development plot of this size would be much too large for the village infrastructure to cope with. a. The narrow sewerage drains in this part of Haynes are already unable to cope with the existing number of houses. Raw sewerage can often be seen over-flowing from the drains at the top of Silver End Road, during periods of heavy rainfall. b. The lower school would also be unable to cope with the number of children a site of this size would bring. The school currently has a high number of pupils for the size of the village (its highest numbers ever) and has recently had to build an additional classroom to cope with the 2007 Reception Class in-take numbers. c. There is no Middle or Upper School provision in the village. Consequently, at age nine all children have to travel by bus to the nearest available schools in Shefford (4.1 miles away). The middle school in Shefford is already completely over-subscribed. d. There is no doctor’s surgery, pharmacy or other health services in the village. e. There is no mains gas in the village. Any development would therefore need to be fuelled by oil, which is environmentally unfriendly and not suited to large scale developments.6.Loss of landscape – Any development on this plot would have a hugely detrimental effect on the landscape of Haynes and the panoramic outlook of the properties adjacent to the plot. Existing properties would become over-looked and suffer a complete loss of privacy. There would be a significant increase in noise, pollution and litter. The quality of life for existing residents would be severely reduced.7.Environment habitat – Any development of this plot would result in a significant decrease in the amount of wildlife resident and visiting the area. Many species of animals and birds such as Stoats, field Mice, Voles, Skylarks, Kestrels and the Green and Greater Spotted</p>

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Mrs Helen Hall (continued)	<p>Woodpeckers, which breed and/or are frequently seen on this site, would be lost from the area completely due to loss of habitat. Regular seasonal wildlife visitors such as the Greylag Goose would also no longer be seen on this site.8. There are no employment opportunities within Haynes; therefore any new residents would need to travel by car to their place of work. The nearest large employment centres are a considerable distance away i.e. Bedford (7.3 miles), Luton (18.1 miles) and Milton Keynes (22.5 miles). The nearest train stations are Bedford (6.6 miles), Arlesey (9 miles) and Flitwick (12 miles). Consequently any travel to work will involve a considerable increase in the amount of car traffic flowing through and around the village and nearby towns. This will subsequently increase the risk of traffic related accidents to children, elderly, disabled and other village residents. In addition, the increased amount of cars on the road will raise the level of air and noise pollution within the village and have a detrimental impact on the local environment.9. The rough sketch of the development plot includes a private access path at the back of the houses along Silver End Road. This path is a strictly private right of way for owners to access the back of their properties and was listed in the deeds of the before mentioned properties when they were built. The plans therefore need to be amended to omit the path from the development plan. 10. Finally, it must be noted that the plans that have been submitted for this site are extremely vague, incomplete and open to numerous different interpretations. As such, this consultation could be seen to be unjust due to the lack of accurate information and detail available.</p>
Mrs Lynda Watts	<p>I do not agree with the proposed development site of houses on the A600 High Road at Haynes. The location of the houses is not suitable as there is no safe and clear access/exit point to the proposed site. If the access/exit point was sited on the A600 this would result in a extremely dangerous point for cars to turn into and out of the site. The existing junction for Silver End Road off the A600 is fairly dangerous now and has had many accidents there. There is no clear access/exit point off Silver End Road and residents of the proposed site would increase the number of cars travelling through the village to a significant level. The local school and Pre-school are small rural establishments and both have an extremely good reputation for caring and nurturing children's potential. Should any of the proposed sites be approved in Haynes this would change the ethos of the school significantly and result the pupil: staff numbers changing dramatically and the sense of well-being in the school would be changed forever. Wildlife would also be affected directly and the new development would damage and destroy wildlife habitats living in the fields. The peace and quiet which has made Haynes a lovely place to live would be changed forever and additional houses and noise generated from people would change the whole balance of the village and village-life.</p>

Submitted by	Comments
Mrs Margaret Wedgwood	<p>H311 Comments doubt that the proposed site is large enough to make it attractive for a developer who had to provide new infrastructure, which undoubtedly would be required. It appears that access could only come from an already dangerous part of the A600 and would have to be via a roundabout. See my later point regarding sewage, which would undoubtedly have to be replaced throughout the entire Village Although classed as a large village Haynes does not provide a good level of services as defined in the Core Strategy: Issues & Options Document. Yes we have a primary school, but no Doctor's surgery, virtually no local employment, no frequent public transport or enough retail outlets to meet day to day needs. Apart from the School, Pub and Sub Post Office any other facility requires a Bus or Car Journey, for residents of Northwood End/Silver End. Residents of Church End and West End have no services at all without using a car. I understand that Haynes Lower School is currently under subscribed, but the local Middle and Upper Schools are over subscribed. I also understand that there are enough resident infants within the existing population to fill Haynes Lower school in the near future. Our only public transport is the bus service, making life difficult for none car owners, especially shift workers and those venturing out in the evening. The proposed site is currently farmland, is outside the Settlement Envelope and could not be described as infill (Core Strategy: Issues & Options Document Page 24). Although no sites have been put forward for consideration, within this exercise, there are many opportunities for infill in Haynes, including land owned by Beds County Council, which will be inherited by the new Central Bedfordshire Council from next Spring. Haynes has no mains gas and has problems with water pressure from time to time. I have doubts about how much more development can be supported by the existing sewage system. Sewage for all of Northwood End Rd, Silver End Rd, Plummers Lane and all roads leading off them is carried in one 9" pipe. This must be close to capacity, since Rook Tree Way, Howards Close, Longden Close and Meadow Piece have all been built since the design and installation of the existing system. It is my view that the Applicants contention that "this site does not interfere with residential property already in this area" is completely untrue, and I believe that the Applicants are motivated purely by greed, with no regard for the local community. Existing residents of Rooktree Way and the Eastern end of Silver End Road would suffer increased noise, light pollution and loss of open views.</p>
Mrs Vanessa Newbury	I cannot imagine how Haynes has been classified as a large village - it is made up of 4 ends, 3 of which are just hamlets. An explanation please.
Name Not Given	Access very dangerous, on bend of A600. Significant impact on countryside - in the middle of an agricultural area.
Robert Robertson	this site being on a busy main road and on the edge of the village outside the settlement envelope is totally inappropriate and out of character and only small scale developments should be encouraged in this village

Site Allocations, Issues and Options Consultation

This additional comment was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Mr Peter Wilson	As per 312 except Silver End Road. Access would have to be from A600 of notoriously sharp bends.
Mrs Sheila Wood	This site would put more traffic onto the A600 which turning right into could be quite dangerous, causing more road accidents. Also amenities would be stretched to the full.

Site Allocations, Issues and Options Consultation

Ref Number: H312

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Derek Edward Braybrook	Affordable housing needed in Haynes
Mr John Oliver	Only half the site should be developed - the Silver End Road frontage. There should be no access to North Lane, nor development to the rear of properties on North Lane.
Mr Terry Stevens	This submission, like 311, is vague in content. North Lane is very narrow, used by a farmer for his machinery and grain lorries as well as existing local inhabitants. The Silver End Road entry would be more preferable as an entry/egress and, if we could have a 20 mph speed limit in the village, there would be better control of the extra road traffic and it would be safer for school children.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Diana Stevens	Plot should be a single number of dwellings only, with a couple of bungalows.
Mr Clive Haste	This site has potential as it actually falls within the core Village area.
Mrs Ann Adams	I think any development in a small village and in particularly North Lane (a narrow country lane) would cause traffic congestion, particularly as there is a farm at the end of this lane. Any development in the countryside, taking from land would have an impact on the area and the environment. I feel the most this area could take would be 5-6 houses on the Silver End Road side.
Mrs Davina Galloway	Again concerns about road safety onto the A600. Already a heavily used junction that needs improving if more traffic uses it through Haynes.
Mrs Valerie Herbert	If access was carefully planned and not too many houses were built and included reasonably priced accommodation that would attract youngsters of the village to stay, I think this site would work.
Mrs Vivienne Allison	Haynes village has a need for a purpose built residential/nursing home and sheltered accommodation before any further homes are built and before all the available building land has been used up. On the same site space should be made available for a doctors surgery and clinic. It would be unlikely to cause traffic problems. The Rectory is already in North Lane. This suggestion should be given serious consideration.
Name Not Given	Too large an area of housing in basically an agricultural setting.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Alan Hunter	Roads and other infrastructure insufficient to carry increased housing.

Submitted by	Comments
Mr Alan Morgan	I believe the existing sewers and roads will not support this development.
Mr Andrew Kirkwood	The sites in Haynes other than purely in fill will begin the change in the village from being a quiet lovely place to live into more of a mammoth village with all the resulting noise and aggravation for everyone who lives there. I would strongly oppose the development of these sites to protect the village and the way of life that it provides.
Mr Andrew Phillips	The land to the north-east of North Lane and north-west of Silver End Road is open farmland with a high landscape value. Any development would detract from the natural beauty of the area. The development would also be unsuitable because it is predominantly behind the traditional ribbon development of old cottages. It would also be unsustainable because all services are currently at capacity, e.g. Sewer, water, healthcare and school
Mr Anthony Speakman	Although it may appear sensible to build opposite existing housing in Silver End Road, any building onto the fields behind this, especially if substantial enough to require access from North Lane, would create significant traffic congestion in the village. There is only a Lower School in Haynes, and many residents' children already travel out to school. Building on the field would also appear to be the thin end of the wedge and put agricultural land at risk of housing development to and beyond the village envelope.
Mr Brian Cassidy	Being a small village with a post office and shop Haynes has its infrastructure problems. Water and electricity get cut off, often for hours at a time and the sewage system is said to be under strain with some residents of North Lane complaining of the smell from drain covers. These infrastructure issues are with the current housing stock; any sizeable increase can only exacerbate the situation.
Mr Brian Oertel	Both North Lane and Silver End Road are narrow roads with limited access onto what will be a new development. The existing school in Haynes will not cope with increased numbers. The village is already over supplied with 4 bedroom detached houses - no more please. More details needed about what is likely to be built on this site.
Mr Dave Parsons	The site floods in winter and the drainage is adjacent to North Lane and cannot cope with the waste now. Often the smell of sewage in this area is overwhelming. Traffic in Silver End is quite high now; building this estate would cause too much traffic along an already busy road.
Mr Dennis Bennett	1. Access to proposed site via narrow single track lane. 2. Increased local traffic. 3. Increased noise levels. 4. Ability for foul sewer to accommodate additional loadings.
Mr Edward R Wood	This development would make the A600 extremely dangerous if major improvements were not made. Silver End Road is already a busy "cut through" road and residents will lose their rural outlook. Residents in North Lane, which is a single track lane, would face problems unless North Lane was made two-way traffic. Major improvement to infrastructure is also required.
Mr Graeme Laing	I question if the existing infrastructure (water mains, sewage) would support the extra housing. Extra housing would/maybe support a shop/post office and a pub/restaurant. I would like to see Silver End Road upgraded - resealed like some of the roads further in the village. Speed limiting should be set in place as well, before more housing is constructed as this road will be even busier. This road is a problem now, without more homes being built.

Submitted by	Comments
<p>Mr Granville Edwards & Mrs Lindsay Edwards</p>	<p>Proposal H312 Further Comments We are submitting a joint response in the interest of efficient use of time, but would ask you to note that we are both authors of this submission and are equally concerned about the issues raised. We have a number of comments to make: We note that the proposal for North Lane/Silver End Road is not well developed and the number of dwellings proposed is unclear. A sizeable development in Haynes would significantly alter the character of the village. Haynes does not currently have the infrastructure to sustain a large scale development. We believe infilling a small number of dwellings is much more in keeping with a village of the size and nature of Haynes. In fact, as the Core Strategy (preferred option CS13) states that a total of 400 houses are required across the large villages of Mid-Beds. up to 2026 and there are approximately 40 large villages in total, Haynes could only be expected to provide sites for a maximum of 10 dwellings. We believe that 3 or possibly 4 houses could be built along the existing development line in Silver End Road after the Baptist Church, without too much impact on the surrounding properties and community facilities. Alternatively, council owned land could be utilised to extend the existing Meadow Piece development. Any new development would require a substantial overhaul and possibly replacement of major services such as sewerage and water. We are led to believe that the whole area is supplied by 1 x 9 inch pipe that takes sewage to a holding tank at the bottom of Plummers Lane and then on down North Lane, across the fields to a sewage plant. There are regular problems with odour that have been reported on a number of occasions and insufficient water pressure. In addition to this, Haynes has no mains gas supply. The land proposed in H312 is good quality agricultural land, in regular cultivation It is our view that such land should be protected and retained for agricultural purposes. Any development in Haynes would put serious pressure on services. Haynes Lower School currently has places but we understand that this may change over the next few years with other young children reaching school age. There is no capacity however in the middle and upper schools in the area. Access to other facilities and services in the area, such as doctors surgery, further education and leisure provision, would require a journey in to either Bedford or Shefford and Haynes is not well serviced with public transport. This would lead to an increase in the use of private vehicles which would be in conflict with the Council's Core Strategy sustainability objective 'promote sustainable transport modes, reduce the need to travel and reduce dependence on the car, taking into account the rural nature of Mid-Bedfordshire.' (page 10, 2.44 Strategic Objective 5) The application states that access could be from North Lane or Silver End Road. Access from North Lane would not be viable as it is a single track lane. Silver End Road is already used as a cut through from the A600 and has parked cars on both sides of the road.</p>
<p>Mr Hugo Vonwiller</p>	<p>The village infrastructure i.e. sewage and water systems are already under severe strain. We often suffer power cuts as on the system linked to old cottages in the village. Outlook with the North Lane/Silver End Road site in Haynes directly affects the rear of our property. I also would have concerns about the increase in traffic, noise and schooling availability.</p>

Submitted by	Comments
Mr James Wedgwood	<p>H312 Comments The proposed site is too small to make it attractive for a developer who had to provide new infrastructure It is also too small to make significant difference to our existing Infants School, Pub and Post Office. Although classed as a large village Haynes does not provide a good level of services as defined in the Core Strategy: Issues & Options Document. Yes we have a primary school, but no Doctor's surgery, virtually no local employment, no frequent public transport or enough retail outlets to meet day to day needs. Apart from the School, Pub and Sub Post Office any other facility requires a Bus or Car Journey, for residents of Northwood End/Silver End. Residents of Church End and West End have no services at all without using a car. I understand that Haynes Lower School is currently under subscribed, but the local Middle and Upper Schools are over subscribed. I also understand that there are enough resident infants within the existing population to fill Haynes Lower school in the near future. Our only public transport is the bus service, making life difficult for none car owners, especially shift workers and those venturing out in the evening. It is suggested that this site has two points of access, via North Lane, which is not wide enough for two vehicles to pass, so not viable, or Silver End Rd, which is used as a cut through, and quite busy, with a lot of parked cars. North Lane is very popular with walkers locally because of its open and rural aspect. Development here would detract from this and directly affect existing residents in North Lane and those at the top end of Silver End Rd. The proposed site is currently farmland, is outside the Settlement Envelope and could not be described as infill (Core Strategy: Issues & Options Document Page 24). Although no sites have been put forward for consideration, within this exercise, there are many opportunities for infill in Haynes, including land owned by Beds County Council, which will be inherited by the new Central Bedfordshire Council from next Spring. This application is so ill considered by the applicants that they omitted to mention that they do not actually own all of the land proposed and depending on which plan you look at extends beyond Pudding Bag Cottage in North Lane, or up to its boundary. There is a natural pond in the garden of 19 Silver End Road, which, since the building of the Vicarage at 4A North Lane, has flooded every winter. This did not happen previously. It is not unreasonable to suppose that further development in the area could have more serious consequences. Haynes has no mains gas and has problems with water pressure from time to time. I have doubts about how much more development can be supported by the existing sewage system. Sewage for all of Northwood End Rd, Silver End Rd, Plummers Lane and all roads leading off them is carried in one 9" pipe. This must be close to capacity, since Rook Tree Way, Howards Close, Longden Close and Meadow Piece have all been built since the design and installation of the existing system. It is my view that the Applicants contention that "this site does not interfere with residential property already in this area" is completely untrue, and I believe that the Applicants are motivated purely by greed, with no regard for the local community. Their suggestion is that the developer could be a housing association, but provision has already been made at the Meadow Piece site, in Northwood End Road, for further housing association development, if required.</p>

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Submitted by	Comments
Mr John Hayward	Ruin environment. Completely change nature of village. Totally inadequate facilities. Poor and deteriorating transport. Despoilation of rural England.
Mr Keith Pearce	Development of this size will diminish the village, and overload current amenities.
Mr Kevin Bennett	1. Extending village beyond existing boundaries using up agricultural land. 2. Poor access to form site entrance. 3. Concerns as to whether the existing infrastructure can support further housing within the village.
Mr Malcolm Roxburgh	School not large enough to accommodate potential additional intake. Not near to existing community centres and surgery (Shefford). Would increase traffic on village roads. But some only kowly compared to half-kowly at Haynes Town (H348).
Mr Mark Harrison	The village has inadequate water pressure, no gas and very poor public transport and trains 20 minutes away. New residents would have to rely on expensive electricity and oil leaving an unacceptable carbon footprint. Medical facilities are five miles away in Shefford. The A600 borders our side and a development would cause disruption to the A600. The existing school has poor parking and again facilities cant cope with an increase in traffic.
Mr Paul Edwards	This site has been farmed for some years. I do not see the sense of destroying green belt land that has been successfully farmed for food when the news recently claimed of a huge shortfall in food because of poor harvests. Areas of agriculture should not be allocated for development when we still have brown sites undeveloped around the county.
Mr Peter Hickman	My Personal Comments: Haynes actually is NOT a large village! Its classification as "large" for planning purposes is only a technicality. It is part of the Greensand Ridge / Green Lane landscape - an acknowledged walking and amenity area. Any additional development should be minimal and in keeping with our (actual) small village status. My understanding is that the current service infrastructure (water, elect, sewerage etc. - no gas!) is very limited and many of our roads e.g. Northwood End Road, are in a poor condition. All these services will need further investment, prior to any future development. In addition, it should be pointed out that there are a number of empty / semi-derelict properties already contained within the parish - and these should be enforceable reconditioned by Mid Beds, for parishioner's use, prior to allowing new development.
Mr Peter Wilson	Development would have major impact on neighbouring properties, drainage system in already neighbouring properties is already overused. Road access would have to be from Silver End Road, an already overused route (where flooding occurs). The site is outside the local settlement area and is valuable agricultural land.

Submitted by	Comments
Mr Trevor Tumber	This is not a NIMBY comment and it applies to sites H311, H312 and H348. There are real problems with infrastructure in Haynes. Specifically sewer capacity -and fall - and electricity. All three sites present serious access problems. North Lane is virtually single track and the potential Silver End Road access is between two current T junctions barely 100 yards apart! (But Planning know this don't they?)Any access to the A600 for the H311 site would be extremely dangerous - and that is probably an understatement! The A600 either needs complete re-alignment, to the North of the Siver End Road/A600 junction or a new road would have to feed the access westwards form 311 to rejoin A600 on a safe straight section. A minor, but important, point is that Haynes has no gas supply and is not likely to have within 50 years! Oil is the favoured energy source - requiring access by large unwieldy tankers at frequent intervals which block the roads - because they are not very wide. The prospect of further housing needing more of these beasts is thoroughly depressing. The general view of the village is that we are at capacity - given the existing infrastructure and road sizes/geometries. A serious level of investment to the infrastructure would be essential for any major development to be feasible.
Mr/Mrs Michael/Susan Crane	Building on this site would be eyesore in the village of Haynes, destroying an open outlook from within the village. The disruption in development would be intolerable to current residents, in addition to putting a strain on already stretched local services.
Mrs Anna Jacobs	Haynes is a beautiful old village with, until very recently, small village status. This development idea is inappropriate for the location.
Mrs Anne Roxburgh	The school is not large enough to accommodate a large intake of children. Not near enough to existing community centres and surgery and would increase traffic on small village roads. The bus is only hourly from this site not half-hourly from H348.
Mrs Carol Rust	The development intrudes onto the Green Belt. The roads around this development are small lanes not capable of taking the increase in traffic this development would generate; it's too much.
Mrs Charlotte Phillips	The access for this site is stated as being from Silver End Road or North Lane. North Lane is a single track lane and would be totally unsuitable for access to a large number of houses. This site is outside the development envelope for the village. It would completely spoil the landscape value of this area.
Mrs Christine Tumber	If access to the development is to be from North Lane the junction onto Silver End Road is very narrow. North lane it self is only single carriageway and used frequently by large, heavy lorries going to the farm at the end. At present the services cannot always cope with the present housing. After heavy rainfall the sewer in Silver End has raw sewage spilling out onto the road. The village has several electricity supplies, several overhead. After rain we frequently loose supply. Silver End Road is also narrow, e.g. busses and cars cannot pass and several vehicles have to park on the road. If access was to be onto Silver End Road, the existing junctions into Howard Close and Foresters Close are very close. Foresters Close is the access to the village school, and the bus stop is opposite this junction. Turning out from such a junction would be very difficult.

Submitted by	Comments
Mrs Denise Smyth	North Lane is, as in the name, a lane. The access and egress of traffic would be impossible as Silver End Road and Northwood End Road are already used as a rat run to the A600 and the A6. There is already a problem getting appointments at the Shefford Health Centre and there is no surgery in Haynes. The village school is a "village school" and children have to be bussed to middle school at the age of 9! Why not build on the land at Deadmans cross instead - outside the village?
Mrs Eileen Bennett	1. Access to proposed site is restricted. 2. Increased local traffic. 3. Increased noise from new development. 4. Increased loads - electrical sensitivity able to maintain services to the village.
Mrs Helen Carpenter	Village sewage system would need upgrading. The "red" area including a portion of land which is held by a trust for a village family. Access issues. Outside village envelope
Mrs Jane Bennett	1. Access to form site entrance. 2. Infrastructure to support additional housing. 3. Extending village beyond existing boundaries.

Submitted by	Comments
Mrs Jane Kemeys	<p>When taken with H311 it is clear that these two proposals with potential for some 130 properties is on a scale totally inappropriate to the current size of Haynes. On its own H311 (potentially 45 properties) poses issues given that 45-60 additional family vehicles will be in use and necessary, given the poor levels of public access to Bedford, smaller town retail centres, Hospitals, GPs, Middle and Upper Schools, Tertiary Education, leisure amenities. In the councils own Core Strategy document of Preferred options the aim is to REDUCE the use of cars to meet sustainability objectives (page 10 2.4.4 Strategic Objectives, 5 "... promote sustainable transport modes, reduce the need to travel and reduce dependence on the car...."). With regard to rural development objectives, The East Of England Plan refers to the fact that although there are local rural housing needs "sustainability considerations would limit the overall amount." (p24, CS6 Rural Development: 3.8.1) Referring again to the need to reduce car usage and CO2 emissions, page 30 CS9 - Reducing CO2 Emissions, 4.2.3 mentions the need to "avoid the need for increased travel " and the aim of "promoting a reduction in car use and more sustainable transport." Sections 5.4.3 & 5.4.4 also are relevant in this regard. (My points re the accessibility of local amenities, health services, education, retail centres apply.)Referring now to the scale of the proposals, Preferred Option CS13 gives a guide figure of 150 houses to be built in Large & Small Villages between 2001 & 2021 and a further 250 between 2021 and 2026. Given the number of these villages to be at least 40, an average of 5-10 units per village is reasonable. Indeed, even where CS13 Exception Schemes may be allowed in rural areas, "... development will ... not exceed 10 dwellings. (Pg57, 6.5.3). I, and I know of many neighbours who share my view, am not against development and growth of the village per se. Indeed, developments such as Meadowpiece and Bowdidge Court have had a positive effect on the village and its infrastructure. H311 & H312 would not! Consider, however, the potential for a small development along Silver End Road between the Baptist Church, North East along towards the Bus Stop. This size of project could be well integrated into the village infrastructure and perhaps not go against the sustainability aims of the council. A policy of small-scale "in-filling" has thus far been largely successful. Sustainability seems to be a key objective of much if not all development these days. Surely H312 does not even come close to meeting any such objectives. I know that my husband would have liked to add to his earlier submission, as would my 17 year old son. However, I don't think it would benefit the consultation process to merely repeat the above comments on two other submissions, apart from adding to your workload!</p>
Mrs Joyce Baker	<p>North Lane is a single track road with no footpath it is also part of the designated Bunyan Trail footpath and bridleway. Mr and Mrs Roberts have submitted this application but I am in doubt about their ownership of all of the land.</p>
Mrs June Barber	<p>There are not the facilities to support a larger community. I strongly feel that more housing would change this small village.</p>

Submitted by	Comments
Mrs Kate Smith	<p>The placement of dwellings on this site would have a detrimental impact on the local environment, due to the increase in traffic on the access roads. The lanes leading to Plummers Lane are already narrow and do not give good access routes from the A6; as Haynes is quite an isolated village it is inevitable that any further housing would create additional traffic. The site is also quite close to a difficult three way junction, and additional cars would pose an even greater risk to pedestrians. The village does not have the infrastructure to support additional housing. Although the lower school may have surplus places, the middle schools are full. I would question the comment about surplus places at upper school; the village comes into the catchment of Samuel Whitbread school, having one of the largest intakes of schools in the country, and the intake is currently above, I believe, the Published Admission Number.</p>
Mrs Lynda Parsons	<p>We live at no 17 Silver End Road this proposed building plot backs onto our land. We do not have a problem with houses being built there the only thing we are worried about is that the water table on our land and surrounding area is quite high and our garden can be quite wet in the winter months. Since two neighbours have built extensions within the row and conservatories have been added to surrounding properties our garden now floods quite badly in wet weather and we are unable to use our garden. We are most concerned that by building in the area H312 as listed it would render our garden unusable - what guarantees would we have that this would not happen? I understand that properties need to be built and i do not have a problem with that - but would not expect this to be at my expense - but as we have seen in other parts of the country flooding is becoming a problem - i would urge you to research this before building is considered.</p>

Submitted by	Comments
Mrs Margaret Wedgwood	<p>H312 Comments The proposed site is too small to make it attractive for a developer who had to provide new infrastructure It is also too small to make significant difference to our existing Infants School, Pub and Post Office. Although classed as a large village Haynes does not provide a good level of services as defined in the Core Strategy: Issues & Options Document. Yes we have a primary school, but no Doctor's surgery, virtually no local employment, no frequent public transport or enough retail outlets to meet day to day needs. Apart from the School, Pub and Sub Post Office any other facility requires a Bus or Car Journey, for residents of Northwood End/Silver End. Residents of Church End and West End have no services at all without using a car. I understand that Haynes Lower School is currently under subscribed, but the local Middle and Upper Schools are over subscribed. I also understand that there are enough resident infants within the existing population to fill Haynes Lower school in the near future. Our only public transport is the bus service, making life difficult for none car owners, especially shift workers and those venturing out in the evening. It is suggested that this site has two points of access, via North Lane, which is not wide enough for two vehicles to pass, so not viable, or Silver End Rd, which is used as a cut through, and quite busy, with a lot of parked cars. North Lane is very popular with walkers locally because of its open and rural aspect. Development here would detract from this and directly affect existing residents in North Lane and those at the top end of Silver End Rd. The proposed site is currently farmland, is outside the Settlement Envelope and could not be described as infill (Core Strategy: Issues & Options Document Page 24). Although no sites have been put forward for consideration, within this exercise, there are many opportunities for infill in Haynes, including land owned by Beds County Council, which will be inherited by the new Central Bedfordshire Council from next Spring. This application is so ill considered by the applicants that they omitted to mention that they do not actually own all of the land proposed and depending on which plan you look at extends beyond Pudding Bag Cottage in North Lane, or up to its boundary. There is a natural pond in the garden of 19 Silver End Road, which, since the building of the Vicarage at 4A North Lane, has flooded every winter. This did not happen previously. It is not unreasonable to suppose that further development in the area could have more serious consequences. Haynes has no mains gas and has problems with water pressure from time to time. I have doubts about how much more development can be supported by the existing sewage system. Sewage for all of Northwood End Rd, Silver End Rd, Plummers Lane and all roads leading off them is carried in one 9" pipe. This must be close to capacity, since Rook Tree Way, Howards Close, Longden Close and Meadow Piece have all been built since the design and installation of the existing system. It is my view that the Applicants contention that "this site does not interfere with residential property already in this area" is completely untrue, and I believe that the Applicants are motivated purely by greed, with no regard for the local community. Their suggestion is that the developer could be a housing association, but provision has already been made at the Meadow Piece site, in Northwood End Road, for further housing association development, if required.</p>
Mrs Marilyn Hill	<p>This site has no potential to support any community needs. Housing here would significantly affect the rural nature of this part of the village</p>

Submitted by	Comments
Mrs Maureen Speakman	I would be very unhappy if this site were developed, as it could create bad traffic congestion in North Lane, which is already busy at the Silver End Lane end. I am worried that building on the field, other than Silver End Lane itself, would open up the rest of the field to creeping development. There is no school other than the Lower School in the village, and shopping requires a journey, probably into Bedford. Thus many more car journeys would be created. There is no doctor in the village, and a substantial number of new residents could cause pressure on the Health Service.
Mrs Rhoda Burnage	Opening in Silver End Road dangerous if houses are built.
Mrs Ruth Capon	We definitely feel Haynes has been wrongly identified as a large village as any development will impact on the surrounding countryside, especially this one. We moved to Haynes only a few years ago to escape to the country and hope Haynes will remain as it is what is what drew us to move here. Please dont spoil our village and beautiful surrounding countryside.
Mrs Sally Cassidy	Haynes is not a large village and does not have the infrastructure to support further housing developments. The water/sewage system is inadequate already and prone to drainage problems causing interruptions to supply. The village also suffers from numerous cuts to electricity supply which often last for hours. I feel extra housing would cause even more problems. This site would also increase traffic through the village, causing damage to already poorly maintained narrow lanes and roads.
Mrs Vanessa Newbury	I cannot imagine how Haynes has been classified as a large village - it is made up of 4 ends, 3 of which are just hamlets. An explanation please.
Name Not Given	This is a rural village and the siege of the development proposal would swamp the village and is outside the development plan. Road access is totally inappropriate.
Robert Robertson	the land appears to be outside the settlement envelope and this scale of development is inappropriate to a village the size of Haynes. Only small infill style developments should be considered to maintain the balance in the village

This additional comment was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs Lisa Burton	Although the site wont dramatically affect the environment, the road infrastructure will not support a development at this site. Congestion will be a problem, as will parking here.
Mrs Sheila Wood	Access to this site could cause problems both in North Lane, which is little more than a track, and in Silver End which is a cut through road. North Lane particularly is used quite a lot by walkers and it will lose its wildlife environment.

Site Allocations, Issues and Options Consultation

Ref Number: H348

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Malcolm Roxburgh	Small enough not to overload existing infrastructure.
Mr Terry Stevens	If this site is developed, in conjunction with H311, a serious look should be taken regarding access/egress into the A600 road due to speeding traffic on a dangerous bend. We have tried, without success, to have lighting and a double white line, and the local police suggested realignment of the road at the bend.
Mrs Anne Roxburgh	This area is small enough not to overload the existing infrastructure.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Diana Stevens	Plot should be kept small with a couple of bungalows.
Mr Brian Oertel	Site is adjacent to busy main road with no speed limit - access could be dangerous. As the site is small, a few bungalows or some social housing would be acceptable, but no 4 bedroom detached dwelling please.
Mr Peter Wilson	Any development would need to take account of traffic implications off the busy A600. Houses should be in character with adjoining properties.
Mrs Ann Adams	We already have a small development here but to increase the traffic turning on and off the A600 at this very dangerous spot would not be good. We, as a village, need a few affordable houses but on a safe site.
Mrs Davina Galloway	Concerns re the A600 Haynes turn - bad accident site with poor visibility.
Mrs Vivienne Allison	Haynes village has a need for a purpose built residential/nursing home and sheltered accommodation before any further homes are built, and before all the available building land has been used up. On the same site, space should be made for a doctors surgery and clinic. Access could be a problem on the A600 on a busy and dangerous section of the road.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Alan Hunter	Roads and other infrastructure insufficient to carry increased housing.
Mr Andrew Kirkwood	The sites in Haynes other than purely in fill will begin the change in the village from being a quiet lovely place to live into more of a mammoth village with all the resulting noise and aggravation for everyone who lives there. I would strongly oppose the development of these sites to protect the village and the way of life that it provides.

Submitted by	Comments
Mr Brian Cassidy	The proposed development, albeit small, would access the A600. This is a fast and sometimes dangerous road and access to it would be at a point with oncoming traffic, both right and left approaching at speed. In addition, there are infrastructure issues with water/electricity outages, on occasion for hours at a time.
Mr Chris Houghton	Full letter dated 24 July 2008 submitted to Tamsin Cowley with further details.
Mr Clive Haste	This site is a small one facing onto a dangerous bend on the A600 a piece of road not without its history for accidents. The house built at Haynes Turn are more than enough for this area. Neither would this development fall within the current policy of infill. This is all addon and should be actively discouraged.
Mr David Rust	The proposed junction with the A600, near a bend, is potentially very dangerous.
Mr Edward R Wood	This looks like a small development that could easily be covered by existing "infill" strategy. A green field site that would, with the other proposed sites, alter substantially the character of Haynes. No gas and existing electricity supply can be suspect in winter when demand is high.
Mr Granville Edwards & Mrs Lindsay Edwards	Proposal H348 additional comments previously made in relation to H312 We are submitting a joint response in the interest of efficient use of time, but would ask you to note that we are both authors of this submission and are equally concerned about the issues raised. All comments previously made for H312 apply to this proposal with the following additional comments specific to this proposal: The only access suggested is from the already busy A600. There would be further houses with a dependency on the currently overstretched water, sewage and transport infrastructure. An increase in traffic using the existing dangerous and difficult to navigate Haynes turn junction.
Mr James Galloway	Access to A600 is horrendous.

Submitted by	Comments
Mr James Hall	<p>The proposed site H348, at Haynes Turn, Bedford Road, Haynes, is completely inappropriate for residential development for a number of reasons: 1. The proposed plot falls outside the existing boundaries of the village on green field land. The protection of village boundaries and green spaces is vital to prevent over-development and retain the rural character of Haynes. 2. Dangerous access – The development plot falls on the A600 in between two notoriously dangerous bends and close to the hazardous Silver End Road junction. A 60mph speed limited is in operation and an additional road turning here would present a clear and critical danger to any vehicles using or attempting to pull out on the A600. I understand that this same planning application has previously been turned down twice (the last time on appeal) due to the dangerous position of the site. 3. Housing would be located too close to the busy and dangerous A600. There would be no barrier from the road, making it extremely dangerous for families with children to live there. It would also be very noisy for residents. 4. The only vehicular or pedestrian access route from the proposed plot into the main village would be along the main A600. Any development here would be separate from the main village and residents would have difficulty accessing the limited number of amenities within the village. Children walking to school would have to walk along the main A600, where a 60 mph speed limit is in operation, to access the village down Silver End Road. Such a route would be dangerous and unsuitable for anyone, let alone young children or elderly residents. 5. Loss of landscape – Any development on this plot would have a hugely detrimental effect on the landscape of Haynes. The site is not large enough to accommodate seven properties and retain the village style configuration of the existing character properties in Haynes Turn. A mini roundabout is certainly not conducive with the rural charm of the village nor is the proposed car park which is completely un-sympathetic to a village setting and the outlook of local properties. Existing properties are likely to become over-looked and there would be a significant increase in noise and litter. In addition, the removal of the established hedgerow, needed to provide an access route to the site, would remove a natural safety and sound barrier from the A600, thereby increasing noise and pollution from the road. Consequently, the quality of life for existing residents would be considerably reduced. 6. Environment habitat – Any development of this plot would result in a significant decrease in the amount of wildlife living in the hedgerows and grassland of this site. Many species of animals and birds such as Stoats, Field Mice, Voles, Kestrels and the Green and Greater Spotted Woodpeckers, which breed and/or are frequently seen on this site, would be lost from the area completely due to destruction of their habitat. 7. There are limitations within the existing village infrastructure which would make further development here unsuitable: a. The narrow sewerage drains in this part of Haynes are already unable to cope with the existing number of houses. Raw sewerage can often be seen over-flowing from the drains at the top of Silver End Road, during periods of heavy rainfall. b. There is no Middle or Upper School provision in the village. Consequently, from age nine any children living here would have to travel by bus to the nearest schools in Shefford (4.1 miles away). In order to catch the bus, children would have to cross the notoriously dangerous (60 mph) A600. It would only be a matter of time before a serious injury or fatality occurred. c. In addition, it should</p>

Submitted by	Comments
Mr James Hall (continued)	<p>be noted that the middle school in Shefford is already completely over-subscribed. d. There is no doctor's surgery, pharmacy or other health services in the village. e. There is no mains gas in the village. Any development would therefore need to be fuelled by oil, which is environmentally unfriendly.8. There are no employment opportunities within Haynes; therefore any new residents would need to travel by car to their place of work. The nearest large employment centres are a considerable distance away i.e. Bedford (7.3 miles), Luton (18.1 miles) and Milton Keynes (22.5 miles). The nearest train stations are Bedford (6.6 miles), Arlesey (9 miles) and Flitwick (12 miles). Consequently any travel to work will involve a considerable increase in the amount of car traffic flowing through and around the village and nearby towns and villages. This will subsequently increase the risk of traffic related accidents to children, elderly, disabled and other village residents. In addition, the increased amount of cars on the road will raise the level of air and noise pollution within the village and have a detrimental impact on the local environment as a whole.</p>
Mr James Wedgwood	<p>H348 Comments I doubt that the proposed site is large enough to make it attractive for a developer who had to provide new infrastructure, which undoubtedly would be required. It appears that access could only come from an already dangerous part of the A600 and could only safely be via a roundabout. Would there be a market for houses so close to a main A road? Although classed as a large village Haynes does not provide a good level of services as defined in the Core Strategy: Issues & Options Document. Yes we have a primary school, but no Doctor's surgery, virtually no local employment, no frequent public transport or enough retail outlets to meet day to day needs. Apart from the School, Pub and Sub Post Office any other facility requires a Bus or Car Journey, for residents of Northwood End/Silver End. Residents of Church End and West End have no services at all without using a car. I understand that Haynes Lower School is currently under subscribed, but the local Middle and Upper Schools are over subscribed. I also understand that there are enough resident infants within the existing population to fill Haynes Lower school in the near future. Our only public transport is the bus service, making life difficult for none car owners, especially shift workers and those venturing out in the evening. The proposed site is outside the Settlement Envelope and could not be described as infill (Core Strategy: Issues & Options Document Page 24). Although no sites have been put forward for consideration, within this exercise, there are many opportunities for infill in Haynes, including land owned by Beds County Council, which will be inherited by the new Central Bedfordshire Council from next Spring. Haynes has no mains gas and has problems with water pressure from time to time. I have doubts about how much more development can be supported by the existing sewage system. Sewage for all of Northwood End Rd, Silver End Rd, Plummers Lane and all roads leading off them is carried in one 9" pipe. This must be close to capacity, since Rook Tree Way, Howards Close, Longden Close and Meadow Piece have all been built since the design and installation of the existing system.</p>
Mr John Hayward	<p>Dangerous position on corner of A600. Periphery of village. Too few houses to make any difference to support for local services.</p>
Mr Keith Pearce	<p>Development of this size will diminish the village, and overload current amenities.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mr Peter Hickman	My Personal Comments: Haynes actually is NOT a large village! Its classification as "large" for planning purposes is only a technicality. It is part of the Greensand Ridge / Green Lane landscape - an acknowledged walking and amenity area. Any additional development should be minimal and in keeping with our (actual) small village status. My understanding is that the current service infrastructure (water, elect, sewerage etc. - no gas!) is very limited and many of our roads e.g. Northwood End Road, are in a poor condition. All these services will need further investment, prior to any future development. In addition, it should be pointed out that there are a number of empty / semi-derelict properties already contained within the parish - and these should be enforceable reconditioned by Mid Beds, for parishioner's use, prior to allowing new development. Mr P J Hickman,(Coordinator of The Haynes P3 Group)
Mr Roy Shearwood	As per overleaf and inflicting on my privacy etc. Noise abatement.
Mr/Mrs Michael/Susan Crane	We believe major road reconstruction would be necessary to even contemplate an access to the site, this causing severe traffic problems in the vicinity of Haynes & indeed through the village during the process. The A600 at this point is a notorious accident black spot, it would not improve with road works for however many months reconstruction would take. Any additional housing in or around Haynes would put additional strain on already creaking local facilities.....one tiny shop & a part time Post Office.
Mrs Anna Jacobs	The site is on a very busy corner for all traffic, including buses and emergency vehicles travelling to and from Bedford on the A600. We are a small village, please find another location.
Mrs Denise Smyth	This stretch of the A600 is already an accident black spot. The bus stop at Haynes turn is already lethal to cross the A600. There would be problems with access and parking. The Shefford health centre have difficulty coping already and the village school is a "village school".
Mrs Helen Carpenter	Access concerns via A600 which is a very busy road

Submitted by	Comments
Mrs Helen Hall	<p>The proposed site H348, at Haynes Turn, Bedford Road, Haynes, is completely inappropriate for residential development for a number of reasons: 1. The proposed plot falls outside the existing boundaries of the village on green field land. The protection of village boundaries and green spaces is vital to prevent over-development and retain the rural character of Haynes. 2. Dangerous access – The development plot falls on the A600 in between two notoriously dangerous bends and close to the hazardous Silver End Road junction. A 60mph speed limited is in operation and an additional road turning here would present a clear and critical danger to any vehicles using or attempting to pull out on the A600. I understand that this same planning application has previously been turned down twice (the last time on appeal) due to the dangerous position of the site. 3. Housing would be located too close to the busy and dangerous A600. There would be no barrier from the road, making it extremely dangerous for families with children to live there. It would also be very noisy for residents. 4. The only vehicular or pedestrian access route from the proposed plot into the main village would be along the main A600. Any development here would be separate from the main village and residents would have difficulty accessing the limited number of amenities within the village. Children walking to school would have to walk along the main A600, where a 60 mph speed limit is in operation, to access the village down Silver End Road. Such a route would be dangerous and unsuitable for anyone, let alone young children or elderly residents. 5. Loss of landscape – Any development on this plot would have a hugely detrimental effect on the landscape of Haynes. The site is not large enough to accommodate seven properties and retain the village style configuration of the existing character properties in Haynes Turn. A mini roundabout is certainly not conducive with the rural charm of the village nor is the proposed car park which is completely un-sympathetic to a village setting and the outlook of local properties. Existing properties are likely to become over-looked and there would be a significant increase in noise and litter. In addition, the removal of the established hedgerow, needed to provide an access route to the site, would remove a natural safety and sound barrier from the A600, thereby increasing noise and pollution from the road. Consequently, the quality of life for existing residents would be considerably reduced. 6. Environment habitat – Any development of this plot would result in a significant decrease in the amount of wildlife living in the hedgerows and grassland of this site. Many species of animals and birds such as Stoats, Field Mice, Voles, Kestrels and the Green and Greater Spotted Woodpeckers, which breed and/or are frequently seen on this site, would be lost from the area completely due to destruction of their habitat. 7. There are limitations within the existing village infrastructure which would make further development here unsuitable: a. The narrow sewerage drains in this part of Haynes are already unable to cope with the existing number of houses. Raw sewerage can often be seen over-flowing from the drains at the top of Silver End Road, during periods of heavy rainfall. b. There is no Middle or Upper School provision in the village. Consequently, from age nine any children living here would have to travel by bus to the nearest schools in Shefford (4.1 miles away). In order to catch the bus, children would have to cross the notoriously dangerous (60 mph) A600. It would only be a matter of time before a serious injury or fatality occurred. c. In addition, it should be noted that the middle school in Shefford is already completely over-subscribed. d. There is no doctor's surgery, pharmacy or other health services in the village. There is no mains gas in the village. Any development would therefore need to be fuelled by oil, which is environmentally unfriendly. 8. There are no employment opportunities within Haynes; therefore any new residents would need to travel by car to their place of work. The nearest large employment centres are a</p>

Submitted by	Comments
Mrs Jane Kemeys	H348, in isolation, is clearly a much more manageable scale of development for Haynes and probably fits in with current sustainability aims. Indeed, the small development at Haynes Turn is now well established and the experience of that development may well provide lessons for H348. However, my concerns relate again to road safety issues, as described in H311, albeit on a smaller scale. Personally I wouldn't by a property near such a busy road, even if I didnt have children or pets (or free range chickens as one previous owner of a property there used to have!)My husband and son again join my in this submission.
Mrs June Barber	There are not the facilities to support a larger community. I strongly feel that more housing would change this small village.
Mrs Lisa Burton	Access to site unsuitable for traffic - A600 already accident hotspot.
Mrs Margaret Wedgwood	H348 Comments I doubt that the proposed site is large enough to make it attractive for a developer who had to provide new infrastructure, which undoubtedly would be required. It appears that access could only come from an already dangerous part of the A600 and could only safely be via a roundabout. Would there be a market for houses so close to a main A road? Although classed as a large village Haynes does not provide a good level of services as defined in the Core Strategy: Issues & Options Document. Yes we have a primary school, but no Doctor's surgery, virtually no local employment, no frequent public transport or enough retail outlets to meet day to day needs. Apart from the School, Pub and Sub Post Office any other facility requires a Bus or Car Journey, for residents of Northwood End/Silver End. Residents of Church End and West End have no services at all without using a car. I understand that Haynes Lower School is currently under subscribed, but the local Middle and Upper Schools are over subscribed. I also understand that there are enough resident infants within the existing population to fill Haynes Lower school in the near future. Our only public transport is the bus service, making life difficult for none car owners, especially shift workers and those venturing out in the evening. The proposed site is outside the Settlement Envelope and could not be described as infill (Core Strategy: Issues & Options Document Page 24). Although no sites have been put forward for consideration, within this exercise, there are many opportunities for infill in Haynes, including land owned by Beds County Council, which will be inherited by the new Central Bedfordshire Council from next Spring. Haynes has no mains gas and has problems with water pressure from time to time. I have doubts about how much more development can be supported by the existing sewage system. Sewage for all of Northwood End Rd, Silver End Rd, Plummers Lane and all roads leading off them is carried in one 9" pipe. This must be close to capacity, since Rook Tree Way, Howards Close, Longden Close and Meadow Piece have all been built since the design and installation of the existing system.
Mrs Ruth Capon	We are concerned about the impact on the countryside and environment. Also, increased traffic, noise, congestion and pollution, especially as our house/garden is very close to a main road through the village. Concerned about a possible increase in crime if there are more houses/people in the village.

Submitted by	Comments
Mrs Sally Cassidy	Although this proposed development is small, it would still be accessed from the A600 which is a fast and dangerous stretch of road, particularly on the sweeping bend. This would cause problems for any vehicles trying to pull out of Haynes Turn onto the A600. Also, the known problems with Haynes water/sewerage and electricity would not be helped by more houses being built.
Mrs Valerie Herbert	This infrastructure of this village is such that any significant development would cause traffic problems as well as overcrowded schools.
Mrs Vanessa Newbury	I cannot imagine how Haynes has been classified as a large village - it is made up of 4 ends, 3 of which are just hamlets. An explanation please.
Robert Robertson	The site is outside the settlement envelope situated on the edge of the village it could not, on its own, be sustained due to the high cost of the infrastructure. Access extremely poor from a main road. Travel distance to the school and other local facilities excessive. The wrong site for development

HAYNES APPENDIX TWO
Email Representations

Name	Subject	Comment
Nicolas Meadowcroft	Haynes H283	<p>I would like to put forward my objections for the proposed site for 85 houses at Haynes West End. Here is my list.</p> <ol style="list-style-type: none"> 1. No street lights. 2. No footpaths. 3. No infrastructure. 4. Access to A6 is dangerous. Plus there is going to be a lot more traffic due to the Wixams Estate. 5. No mains drainage or gas. 6. Would ruin the character of this small Hamlet. 7. The proposed development will be within 5 feet from our home, which I feel will ruin our views, privacy and quality of life. I also feel it will detrimental to the value of our home.
Keith Wright	Haynes H283	See Appendix 3
Richard James	H311 & H348, Haynes	<p>1). I attended this event on Thursday and raised the following question with the MBDC / LDF representatives who were present: namely: <i>"Which Central Government legislation has designated Haynes as a Large Village ?!"</i> They appeared to reply that it was so identified in the LDF Core Strategy, which would not become Law until later next year. The leaflet also states: "The Core Strategy indicates that allocations will mainly be made in Large Villages and only exceptionally in Small Villages" As this appears to be the crux of these considerations - I believe that it is important that we ask MBDC to provide us with clarification or legal opinion in the matter of Haynes being a Large or a Small Village. Of course, MBDC / LDF could well claim that these 3 sites come under the phrase: "exceptionally in Small Villages" !!</p> <p>2). In addition : Sites H348 and H311 would pose many access problems off the dangerous A600 bends & junctions and could only otherwise be accessed by extending Rook Tree Way (God forbid !).</p> <p>3). Finally, I would suggest that a Section 106 Agreement with Planning Obligations** is designated by MBDC / LDF (for these 'potential developments' - particularly H311) to include a requirement for the <i>provision of affordable housing</i>, etc. (for some of Haynes' young folks). In fairness, the H311 land-owners' Supporting Statement already indicates that this would be their intention (see the attachment [overleaf]). *As you know - 'Section 106' is in the Town & Country Planning Act 1990 as amended by the Planning & Compensation Act. 1991.</p>

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At present used for agriculture. we feel this would be a site where a small estate could be built without undue detriment to the environment. There is access from the main A600. But also as the County Council own adjacent land and some years ago proposed that a council housing estate may be feasible this is also an option.

Haynes is a small village but with very good access to train stations, Biggleswade, Hitchin, Arlesy and Flitwick as well as Bedford and Luton. Airport Luton and Heathrow and Stanstead all within an hours drive.

This site could be used for Housing Association development for first time buyers or Haynes residents who wished to down size or those families who are broken marriages needing less mortgages. Also perhaps bungalows for the disabled included.

Because the site has a decent acreage then parking facilities and all other environmental issues can be considered as well as house design to include energy saving devices. This site does not interfere with residential property already in this area. This site is an extension to what already was village boundaries. The Bedfordshire County Council land is adjacent to the site.

Supporting Statement continuation sheet

H311

Site Allocations, Issues and Options Consultation

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