

## Site Allocations, Issues and Options Consultation: Henlow

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

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4.3.18 Henlow

**Round one consultation** - 17 sites have been submitted for potential development in Henlow: thirteen residential sites and two employment sites and two sites for mixed use.

A public exhibition of these sites was held at Langford Scout Hut on Thursday 6<sup>th</sup> March, 2008 between 1.00pm and 8.00pm.

**Round two consultation** - Three additional sites/proposals have been submitted for consideration for potential development in Haynes: two employment sites and one site for mixed use.

A public exhibition of these sites was held at Stotfold Memorial Hall, Hallworth Drive (off Hitchin Road), Stotfold on Thursday 10<sup>th</sup> July, between 2.30pm and 7.30pm.

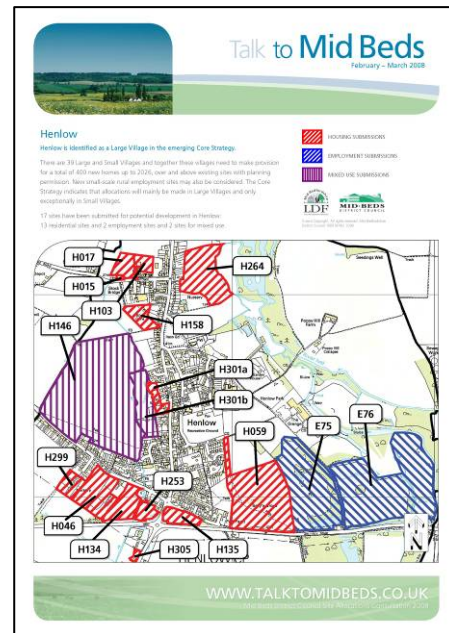


Figure 1 - Round one consultation sites

**Public response** - From the Talk to Mid Beds website going live in February 2008 there were 971 visits to the Henlow parish pages (up to end of 22<sup>nd</sup> September 2008) while 17 postal packs were distributed during the two rounds of consultation.

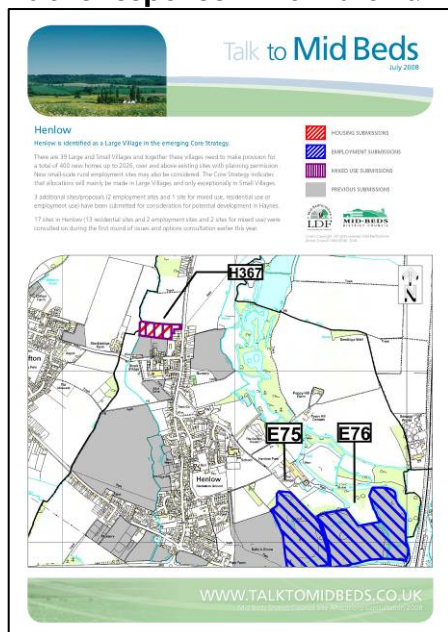


Figure 2 - Round two consultation sites

273 surveys and representations were received on sites in the parish.

**General issues with development in Henlow**

A number of issues have been highlighted by residents and the Henlow Conservation and P3 group, which they feel should be taken into consideration for all potential sites in the parish. These issues can be summarised as:

- Traffic - High Street, A6001, carries village and through traffic, is narrow in places and obstructed by parked vehicles, consequently it is frequently congested. There is also a serious bottleneck at its junction with the A507 at peak times

- Sewage capacity – concerned that it appears not to be coping with current levels and that more development could be a serious burden on what appears to be an already overstretched system
- Flooding – surface water run off from recent new developments is being discharged into Henlow brook already decreasing its capacity to mitigate local flooding

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- Electricity supply – the frequency of power cuts locally demonstrates the systems inability to deal with the present requirement.

In addition to their site specific comments the Parish council, made these general comments:

- a) Henlow has seen a 25% increase in development since 1996 – the village is at capacity for its existing facilities; it has endured a vast increase in its development, and cannot take any more.
- b) The Parish Council has provided and maintains extensive playground facilities at considerable expense, and is unable to provide any further facilities to cater for any increased demand.
- c) In spite of comments to the contrary the Schools capacity are at saturation point and would have difficulty in accommodation any further increase in pupils.
- d) Sewerage and drainage difficulties generally have been highlighted before, without any resolution forthcoming, and the proposals under debate would only add to the existing problems.
- e) All the sites proposed are outside the development envelope of Henlow village.
- f) Traffic problems – at present especially during rush hours, the High Street endures an intolerable strain of traffic jams, reaching over a mile and half back from the A507 back north towards Langford. ANY further development as now proposed would severely add to the existing situation.
- g) Pupils are at present being bussed from the north to south of the village, as it is too dangerous to walk because of the traffic problems.
- h) Doctors Surgery – is at saturation point and any further development would only exasperate this current desperate situation.
- i) Many of the sites proposed refer to an “Important Countryside Gap,” yet if they are considered this vital “GAP” would be lost.
- j) The Members feel that Henlow Parish Council have done more than their share in providing additional accommodation for Bedfordshire, including all the facilities required to sustain the residents, and the proposed sites, should they be developed, would add an intolerable strain on the existing fibre of the community.
- k) The proposals put forward result in a total of over 1500 properties for Henlow alone, which is preposterous?

**Potential development sites in Henlow**

**Ref Number:** H015

**Submission type:** Housing

**Site Name/Address:** Land adj. 70 Newtown, Henlow

**Submitted proposal:** Development of up to 4 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 9

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	2	22.2%
No	6	66.7%
Maybe	1	11.1%
Total	9	100.0%

**Additional comments**

Three people made additional comments about this site. Two respondents highlighted that the site is prone to flooding and one that the site is on a busy road, opposite a junction.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>The recent Settlement envelope review ref 'Henlow 01 Land Adjacent to 70 Newtown' recommended this site remains excluded from the settlement envelope.</li> <li>Development here would be an intrusion upon the important countryside gap that exists in this area; it would have a detrimental affect on the rural character of Henlow.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>Very concerned about road safety, especially as it is proposed to do away with existing garages / there are extreme parking concerns. Important countryside gap would be lost.</li> </ul>

**Ref Number: H017**

**Submission type:** Housing

**Site Name/Address:** 38 Hilltop House, Newtown, Henlow

**Submitted proposal:** Development of up to 50 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 16

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	2	12.5%
No	12	75.0%
Maybe	2	12.5%
Total	16	100.0%

**Additional comments**

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

- That it would worsen the parking and congestion situation in the village;
- The area is prone to flooding;
- The infrastructure (especially electricity and water supply) are inadequate.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>• This site makes significant contribution to the important countryside gap, which establishes the rural landscape and character in this area of Henlow.</li> <li>• No allocation for development should be permitted on this site.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• Concerned expressed about what is warehouse / what is garden. The buildings are not “warehouse” but are agricultural buildings / the whole site is agricultural. The proposals are far too large a development and far too much of a strain on the infra structure of the village. It is also in part within the flood plain.</li> </ul>

**Ref Number: H046**

**Submission type:** Housing

**Site Name/Address:** Land at Clifton Road, Henlow

**Submitted proposal:** Residential - number of dwellings not specified

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 9**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	0	0.0%
No	8	100.0%
Maybe	0	0.0%
Total	8	100.0%

**Additional comments**

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

- The negative impact it could have on local house prices
- Congestion in the village
- Inadequate infrastructure
- The area is prone to flooding.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>The area of this site within the flood plain should not be developed.</li> <li>This is agricultural land and should only be allocated for development in exceptional circumstances.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>The site is within the flood plain – the site borders the A507 which would require a noise boom, would be subject to noise blight, vehicular access would cause concern, substantial screening would be essential, any increase in traffic on to the A507 would be undesirable. The land is apparently totally waterlogged and totally unsuitable for development.</li> </ul>

**Ref Number: H059**

**Submission type:** Housing

**Site Name/Address:** Land East of Henlow, Arlesey Road, Henlow

**Submitted proposal:** Development of 250 dwellings (max)

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 17**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	2	11.8%
No	13	76.5%
Maybe	2	11.8%
Total	17	100.0%

**Additional comments**

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

- The scale of development proposed is too large to be absorbed by Henlow
- Congestion in the village
- Inadequate infrastructure.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>There should be no further development on this site. Following completion of the Dairy development phase 2 - H08 (15A).</li> <li>This will remain the only significant area of natural green space with public access on the southern edge of the village. This parkland is vital as an amenity, and to ensure Henlow retains its rural character.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>This is a VERY important countryside gap which should be retained. This is a very important site, and has many rights of way across the site. The coppice recently approved to the development adjacent to the West was meant to be the definitive edge to Henlow village yet this site would encroach undesirably even further into the 'countryside' / rural area surrounding Henlow. Access to this site would have to be directly off the A507, which would be undesirable. Any other access to the site would be totally unacceptable.</li> </ul>

**Ref Number: H103**

**Submission type:** Housing

**Site Name/Address:** Hilltop House, 38 Newtown, Henlow

**Submitted proposal:** Development of 20 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 14**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	7.7%
No	11	84.6%
Maybe	1	7.7%
Total	13	100.0%

**Additional comments**

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

- The potential access point of the site would direct vehicles onto the already congested High Street
- Inadequate services and infrastructure.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	No allocation for development should intrude beyond the western curtilage of the existing residential dwelling.
Henlow Parish Council		Land water logged - not suitable for development.

**Ref Number: H134**

**Submission type:** Housing

**Site Name/Address:** Land South of Clifton Road, Henlow

**Submitted proposal:** Development of 20-35 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 11

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	9.1%
No	10	90.9%
Maybe	0	0.0%
Total	11	100.0%

**Additional comments**

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

- The site is on a floodplain
- Congestion in the village
- Inadequate services and infrastructure.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>This site is within the flood plain and should not be developed.</li> <li>This is agricultural land and should be only allocated for development in exceptional circumstances.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>The site is all within the flood plain. It would require a substantial buffer zone between the A507 and the village, very prone to noise blight, currently agricultural, residential undesirable because of its prominent gateway entrance to the village. Desired to be retained as a buffer zone.</li> </ul>

**Ref Number: H135**

**Submission type:** Housing

**Site Name/Address:** Land South of Arlesey Road, Henlow

**Submitted proposal:** Development of 15-25 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 10

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	10.0%
No	9	90.0%
Maybe	0	0.0%
Total	10	100.0%

**Additional comments**

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

- The site forms an important green boundary for the village
- The site is on floodplain
- Congestion in the village
- Inadequate services and infrastructure.

One respondent highlighted that the site is already flanked by development on both sides and is therefore a sensible place for development.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>The recent Settlement envelope review ref 'Henlow 04 Land at Old Arlesey Road' recommended that this site remains excluded from the settlement envelope.</li> <li>When approaching Henlow from the South this site creates a first impression of the village having a rural character. This meadow is regularly used for cattle grazing. It should remain undeveloped retaining a natural green space and barrier between the A507 bypass and Old Arlesey Road whilst maintaining a rural approach to the village.</li> <li>The area of this site within the flood plain should not be developed.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>all as [H134] above - VERY entrance IMPORTANT/Prominent entrance to Henlow</li> </ul>

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**Ref Number: H146**

**Submission type:** Mixed Use

**Site Name/Address:** Land to the West of Henlow

**Submitted proposal:** Development of up to 800 dwellings and mixed use including employment.

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 28

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	3	11.1%
No	24	88.9%
Maybe	0	0.0%
Total	27	100.0%

**Additional comments**

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

- This is agricultural land and keeps an important green gap between Henlow and Clifton

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- The number of vehicles created by 800 dwellings would significantly worsen congestion problems
- The site is prone to flooding
- A development of this scale would alter the character of the village.

However, a couple of respondents highlighted that jobs are needed in the area and a development of this size could be used to finance infrastructure improvements.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>• This area is identified in the Adopted Local Plans as 'Important Countryside Gap' established to prevent possible coalescence with Clifton. This designation should be robustly defended.</li> <li>• The area of the site within the flood plain should not be developed.</li> <li>• This site is significant natural green space with public access on the western boundary of the village. An agricultural Field such as this adjoining a busy approach road is a major contribution in establishing Henlow's character as a rural community. It is essential this space remains undeveloped in order to safeguard the fragile rural character of the village.</li> <li>• This is agricultural land and should only be allocated for development in exceptional circumstances.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• The site is much too large – very important. It is right up to the parish boundary and if developed would lose the definition of Henlow and its adjoining development – 'village' of Clifton completely, resulting in an urban sprawl.</li> </ul>

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**Ref Number: H158**

**Submission type:** Housing

**Site Name/Address:** Henlow Glebe Land (Option A & B), Land off High Street, Henlow

**Submitted proposal:** Development of 30 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 24

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	2	8.7%
No	21	91.3%
Maybe	0	0.0%
Total	23	100.0%

**Additional comments**

19 people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that it is currently a well used allotment site.

Two respondents highlighted that the site is well positioned to support the village's existing services.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>• Small Holdings and Allotments Act 1908 safeguards the provision of Allotments within parishes. This site should only be considered if suitable alternative land of similar quality with convenient access is provided. In particular attention should be paid to any new provision matching the achieved soil condition of the present allotments.</li> <li>• This site is identified in the Adopted Local Plan as 'Important Countryside Gap'.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• This is against policy SR4. Even if another site is donated, it would take many years to turn shrub land into fertile land for Allotments. This proposal would not be "like for like" as suggested, as you cannot just transfer the existing situation to "new land / alternative site" – it would take many years to achieve a status quo.</li> </ul>

**Ref Number: H253**

**Submission type:** Housing

**Site Name/Address:** Land to the South of John Howland Close, Henlow

**Submitted proposal:** Development of 18-21 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 8**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	0	0.0%
No	7	100.0%
Maybe	0	0.0%
Total	7	100.0%

**Additional comments**

Seven people made additional comments about this site. In keeping with the table above, the additional comments were overwhelmingly opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that it is within floodplain.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>This site is within the flood plain and should not be developed.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>The site is within the Flood Plain - please see comments on H046, H059, H134 &amp; H135 as all just as relevant to this site.</li> </ul>

**Ref Number: H264**

**Submission type:** Housing

**Site Name/Address:** Land at Northfield Farm, Henlow

**Submitted proposal:** Development of 60 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 18

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	5.9%
No	15	88.2%
Maybe	1	5.9%
Total	17	100.0%

**Additional comments**

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

- It is within floodplain
- Congestion problems in and around the village
- The site is an important nature area.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>The area of this site within the flood plain should not be developed.</li> <li>In order to avoid any detrimental impact to the adjacent Millennium field and open countryside to the North any area allocated for development should be restricted to allow for a minimum 90m Landscaped corridor on the northern and eastern boundaries.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>This site is totally waterlogged – very large to requirements – adjacent to amenity land and would totally spoil views across open countryside – and be blatantly be an intrusion to the location, being the ‘green edge to the village’.</li> </ul>

**Ref Number: H299**

**Submission type:** Housing

**Site Name/Address:** Land at Westfield Road, Henlow

**Submitted proposal:** Development of 15-23 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 16

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	3	20.0%
No	11	73.3%
Maybe	1	6.7%
Total	15	100.0%

**Additional comments**

12 people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that Westfield Road is very narrow and could not support the number of vehicles that would use it to access the site. Its junction with Clifton Road is also hazardous.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	Development of this site would be an intrusion into the countryside.
Henlow Parish Council		Concerns about the existing vehicular access – Manor Road a very narrow private unmade access track, substandard / access not adequate / development in open countryside, intrusive beyond existing development.

N.B. Following the submission of their representation Henlow Parish Council contacted the consultation team with the following clarification: *"We had stated:- "Concerns about the existing vehicular access - Manor Road....." - however it has been pointed out the access to this site would be via Westfield Road - NOT Manor Road."*

**Ref Number: H301a**

**Submission type:** Housing

**Site Name/Address:** Land to West of High Street, Henlow

**Submitted proposal:** Development of 30 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 24

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	4.5%
No	20	90.9%
Maybe	1	4.5%
Total	22	100.0%

**Additional comments**

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

- The site is in floodplain
- Development of the site would result in more vehicles on the already congested High Street
- The site provides an important gap between Henlow and nearby Clifton.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>• The area of this site within the flood plain should not be developed.</li> <li>• With exception to a narrow section to the South accessing the High Street this site is within the area designated as 'Important Countryside Gap'.</li> <li>• The site contributes to the remaining back land on the western boundary of Henlow, which emphasizes its rural character by providing a naturally softened foreground in relation to the built environment along the High Street.</li> <li>• Any allocation for development on the site should be limited to ensure there is no adverse impact, which diminishes its roll in defining the rural character of the village.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• 30 no dwellings far too many – bearing in mind traffic concerns expressed above. Only small scale development could be accommodated here / severe parking problems exist / could not sustain further large development in this location, especially right in the centre of the village.</li> </ul>

Site Allocations, Issues and Options Consultation

**Ref Number: H301b**

**Submission type:** Mixed Use

**Site Name/Address:** Land to West of High Street, Henlow

**Submitted proposal:** Development of 120 dwellings with B1 business use and community facilities

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 22

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	0	0.0%
No	21	100.0%
Maybe	0	0.0%
Total	21	100.0%

**Additional comments**

18 people made additional comments about this site. In keeping with the table above the additional comments were largely opposed to development of this site. The key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is in floodplain
- Development of the site would result in more vehicles on the already congested High Street

- The site provides an important gap between Henlow and nearby Clifton.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>• The area of this site within the flood plain should not be developed.</li> <li>• With exception of an area to the South the site is designated as 'Important Countryside Gap'.</li> <li>• The site significantly contributes to the remaining back land on the western boundary of Henlow, which emphasizes its rural character by providing a naturally softened foreground in relation to the built environment along the High Street.</li> <li>• Any allocation for development on the site should be limited to ensure there is no adverse impact, which diminishes its roll in defining the rural character of the village.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• Concerns about being within the flood plain. In sufficient detail to be able to comment on the business use – but again concerns about the traffic implications that could be generated. The site is of great archaeological interest, being the original location of the De Gray Manor. The number of units proposed (120) is excessive.</li> </ul>

**Ref Number: H305**

**Submission type:** Housing

**Site Name/Address:** 72 Hitchin Road, Henlow

**Submitted proposal:** Development of up to 10 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 4**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	2	50.0%
No	2	50.0%
Maybe	0	0.0%
Total	4	100.0%

**Additional comments**

Two people made additional comments about this site. In support one respondent noted that having been brought up in the village, they saw this as a very positive development. In opposition one respondent said that the site is totally in the open countryside, on a very busy main road and therefore not suitable for any large scale development.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Henlow Conservation & P3 Group	Do not support	This site is within the flood plain and should not be developed.
Henlow Parish Council		10 dwellings on 0.17ha is far too dense.

**Ref Number: H367**

**Submission type:** Mixed Use

**Site Name/Address:** Land at Langford Road, Henlow

**Submitted proposal:** Residential development of 50 dwellings or mixed use development including small B1 employment workshop/office units

**Number of jobs proposed:** Unknown

**Period of consultation:** Round two

**Total number of surveys/representations submitted: 4**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	100.0%
No	0	.0%
Maybe	0	.0%
Total	1	100.0%

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group		<ul style="list-style-type: none"> <li>• Extent of proposal would adversely impact on the natural boundary and green space on the North-western approach to the village.</li> <li>• Would weaken the status of important Countryside Gap, Policy CS21 of the Local Plan, on land to the South, also proposed for development in the first round consultation.</li> <li>• Make significant reduction in quality agricultural land available for local Market Gardening.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• (previously commented on H017 &amp; H103). The Members <b>Resolved</b> that the previous comments were re-iterated including the general comments made, but that the following comments are also noted:-                         <ul style="list-style-type: none"> <li>a) Important countryside gap should be retained</li> <li>b) loss of open space at entrance to the village</li> <li>c) The site is subject to possible flooding.</li> </ul> </li> </ul>

Site Allocations, Issues and Options Consultation

**Ref Number: E75**

**Submission type:** Employment

**Site Name/Address:** Henlow Aggregates, Arlesey Road, Henlow

**Submitted proposal:** B1 (Office, Light Industry). Other uses such as open air caravan storage and a waste and reclaimed material depot or the recycling of inert waste and composting are also suggested.

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 9**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	11.1%
No	5	55.6%
Maybe	3	33.3%
Total	9	100.0%

**Additional comments**

Eight people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is because of the detrimental impact development would have on Henlow Grange.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Support with conditions	<ul style="list-style-type: none"> <li>Commercial development on this site should be restricted to 4ha and B1 use only.</li> <li>The remaining 6ha to the north should be landscaped with consideration given to providing public access as an extension of the riverside and lakes area.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>E15 use should be as listed - in principal the Members are in favour of proposal to landscape 2/3 north of the site, providing existing use is maintained, and definitely no retail (B!) use which would be totally unacceptable. There would be no justification for such a use, particularly as the existing is for 'leisure &amp; recreation' only. This site is vital as it is the Western side of the village, and should be retained as a 'green edge'.</li> </ul>

**Ref Number: E76**

**Submission type:** Employment

**Site Name/Address:** Henlow Lakes, Arlesey Road, Henlow

**Submitted proposal:** Leisure and recreation with small office or industrial units

**Number of jobs proposed:** Unknown

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 12

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	10.0%
No	5	50.0%
Maybe	4	40.0%
Total	10	100.0%

**Additional comments**

10 people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development of this site. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is because of the detrimental impact development would have on Henlow Grange.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group	Do not support	<ul style="list-style-type: none"> <li>This site is currently providing a first class varied amenity for public enjoyment. There currently exists a very fine balance between the natural environment and built/commercial uses on the site.</li> <li>Any further commercial development would irreversibly damage this balance and with it the fragile riverside environment.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>E15 use should be as listed - in principle the Members are in favour of proposal to landscape 2/3 north of the site, providing existing use is maintained, and definitely no retail (B!) use which would be totally unacceptable. There would be no justification for such a use, particularly as the existing is for 'leisure &amp; recreation' only. This site is vital as it is the Western side of the village, and should be retained as a 'green edge'.</li> </ul>

Site Allocations, Issues and Options Consultation

**Ref Number: E75a**

**Submission type:** Employment

**Site Name/Address:** Henlow Aggregates, Arlesey Road, Henlow

**Submitted proposal:** B1 (offices, light industry). Other uses such as open air caravan storage, a waste and reclaimed material depot or the recycling of inert waste and composting and the provision of an overnight commercial stop. Revised info received (formerly E75 in first round of consultation)

**Number of jobs proposed:** Unknown

**Period of consultation:** Round two

**Total number of surveys/representations submitted: 9**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	25.0%
No	3	75.0%
Maybe	0	.0%
Total	4	100.0%

**Additional Comments**

Three people made additional comments about this site. In keeping with the table above the additional comments were opposed to the development of the site. The key reasons are quite mixed referring to the general impact on the environment and the impact on the local residents with regards to noise levels from overnight parking and additional facilities required for a caravan park e.g. shower facilities.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group		<ul style="list-style-type: none"> <li>• Creation of a commercial over night stop on this site could lead to an unacceptable increase in HGY movements across the area. In particular the A507 Junction with the A1, already identified as hazardous. Other 'A' routes and local roads could be equally adversely affected. Entrance to the site is unlit and via a Ghost Island in a section of road where speed and level of traffic are already of concern to the Highways Authority.</li> <li>• Specific supporting facilities could be required leading to development beyond the 4 hectares proposed in the first consultation.</li> <li>• This facility could also adversely affect any B 1 use of the site.</li> <li>• Commercial development on this site should remain as proposed in the first round of consultation. Please see our earlier comments on E75.</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>• Our original comments [on E75] have not been addressed. We are pleased to see that the revised proposals are less than originally submitted, however we feel that the majority of the site should be restored to its original character and landscaped.</li> </ul>

Site Allocations, Issues and Options Consultation

**Ref Number: E76a**

**Submission type:** Employment

**Site Name/Address:** Henlow Lakes, Arlesey Road, Henlow

**Submitted proposal:** Leisure and recreation. Revised info received (formerly E76 in first round of consultation)

**Number of jobs proposed:** Unknown

**Period of consultation:** Round two

**Total number of surveys/representations submitted: 9**

**Site assessment criteria**

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	1	33.3%
No	2	66.7%
Maybe	0	.0%
Total	3	100.0%

**Additional Comments**

Two people made additional comments about this site. In keeping with the table above the additional comments were opposed to the development of the site. Key reasons collected were that the use of the site would be visually intrusive and conspicuous from the road. A further comment mentions the use of the site for caravans and raises concerns about additional facilities required e.g. shower facilities. The site is also considered a security risk as it is next to the railway line and believed to be on a flood plain.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Henlow Conservation & P3 Group		<ul style="list-style-type: none"> <li>This site is currently providing a first class varied amenity for public use and enjoyment. There exists a very fine balance between the natural environment and built/commercial uses on the site.</li> <li>Further commercial development would irreversibly damage this balance and with it the fragile riverside environment</li> </ul>
Henlow Parish Council		<ul style="list-style-type: none"> <li>This is an important countryside gap. Whilst the current structures and use are acceptable, no further expansion should be allowed.</li> </ul>

A full list of survey additional comments to sites in Henlow can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Henlow can be found in Appendix Four.