

HENLOW 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.

HENLOW APPENDIX ONE
Survey Additional Comments

Site Allocations, Issues and Options Consultation

Appendix one lists additional comments submitted using the consultation survey form. Some surveys were submitted by individuals on behalf of a company, agency or organisation. As a point of clarification we list below (where details are held) the names of consultees who submitted these surveys, the bodies they represent and the sites commented on.

Submitted by	Company / agency / organisation	Sites comment on
Mr David Russell	David Russell Associates o.b.o. The St Albans Diocesan Board of Finance	H158
Mrs Ann-Marie Cleghorn	Champneys Henlow Ltd	E75a, E76a

Site Allocations, Issues and Options Consultation**Ref Number: H015**

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
J Cameron	The site is adjacent to a stream, and so could be prone to flooding. It is on a busy road used as a rat-run between Henlow and Clifton. Increased building would only add to the traffic and increase the danger to residents, particularly children (as the 30 mph speed limit is never enforced).
Paul Taylor	This site is located on a busy road that has been the exact location of some serious accidents in recent years. Building here so close to a dangerous bend in the road and opposite a busy junction would cause more traffic disruption.
Wendy Rapacchi	Low lying land which is very close to a floodplain.

Site Allocations, Issues and Options Consultation

Ref Number: H017

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Suzanne McNeil	I feel the site is suitable because it would be classed as infill, keeping it within the village limits.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Roger Langworth	A gross over development of site.

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
C Howe	Traffic through the village is awful sick of queuing to get out in the mornings. Stop building and stop the lorries from ruining our village.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
J Cameron	The site is adjacent to a stream, and so could be prone to flooding. It is on a busy road used as a rat-run between Henlow and Clifton. Increased building would only add to the traffic and increase the danger to residents, particularly children (as the 30 mph speed limit is never enforced). This is also one of the few green spaces left between Henlow and Clifton. An extensive development, such as the one suggested, would mean almost continuous urban sprawl between the two villages.
Michael Warlow	This Site lies within the Important Countryside Gap between Henlow and Clifton. The road is already congested and suffers from parking problems. Henlow does not have the infrastructure to support this development.

Submitted by	Comments
Miss M Joy	<p>Since 1 Jan 08 Newtown, Henlow has had 3 significant electrical power cuts (total outage about 20 hours), has spent 8 hours with no mains water supply and the emergency services have had to be called out on 5th Feb 08 to pump out properties when the drains failed following a hydrant leak. The Newtown/High Street/Langford Road junction is pandemonium most evenings when the local Fish & Chip Shop and hairdressers are open. The basic services here are already entirely saturated.</p> <p>Added to the above, the traffic "overflow" (overnight parking of cars) from the last significant development here (Harrier Mill) spills out onto Newtown directly opposite the proposed access to this development site. Added to this that this road is also soon have additional traffic ingress and egress from the old Council Yard at the top of Stockbridge Road, Clifton (which joins Newtown), this site and especially its scale is entirely untenable. "This site is entirely inappropriate for development as it has no safe, logical access. The entrance to the site is at the very narrowest part of the High Street where it is impossible to pass on the correct side of the road any evening as there is a continuous line of parked vehicles from outside 85 High Street (The Limes), right down as far as 23 High Street. If you are passing the portion of the road from Town Farm as far as The Limes and you meet a bus or a HGV, the northbound traffic is forced to mount the pavement to allow the traffic to pass. This is entirely unacceptable when there are vulnerable people in the vicinity (6 bungalows for the elderly/infirm and a Care Home) as well as the children on their way to/from Raynsford Lower School.</p> <p>As the landowner has suggested/implied by making this application, that he wishes to sell the land, then much more public good may be achieved by compulsorily purchasing the footprint of chalet bungalow at 53 High Street to be utilised as a public parking area to attempt to relieve the totally unacceptable traffic situation along Henlow High Street."</p>
No name given	Low lying ground close to floodplain, very close to neighbouring village of Clifton. Inconvenient access.

Site Allocations, Issues and Options Consultation

Ref Number: H046

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
C Howe	Stop building in villages and think about the noise and traffic for the residents already living here.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
Michael Warlow	This Site lies within the Flood plain. Henlow does not have the infrastructure to support this development. Agricultural land should only be allocated for development in exceptional circumstances.
Neil Cliff	<p>Henlow has had an increase in housing of nearly 25% over the existing stock since 1996. It has reached its limit, and over- contributed to the increase in housing stock in Mid-Beds. There is now no land suitable left within parish council ownership which could be used to provide additional play and sporting facilities. and the morning traffic can stretch along the High Street all the way between the village boundaries.</p> <p>If there are only 400 houses to be found in the rural areas why not allocate them 10 or so at a time to the small villages to make them more viable communities? A lot of work in a village is done by volunteers, PTAs, Village care, WI, Churches etc and the more people in a community the better these can be supported, as well as keeping local schools viable, without the need to transport children outside the village, causing more road congestion.</p>
Terri Marx	The development of this site is far too large for Henlow. This is also a flood plain & climate change coupled with recent flooding would make this site environmentally a disaster. I would strongly oppose any proposed development due the detrimental effect on the value of my property. I moved into my house as I did not want to be part of a large sprawling estate. Having a rural aspect added to the character of the house. Having spoken to a local estate agent the impact on the valuation of my house would leave me financially much worse off. Whilst the government have stated that there is a need for more housing local residents must not suffer as a result. If we wanted to live in a town we would have chosen to & not picked a village. This cannot be allowed.
Theresa Coe	The local roads are already very congested, particularly during rush hour periods. Adding a large development of residential dwellings would seriously exacerbate this problem. The local schools and Doctors surgeries are also extremely busy and I feel would be unable to support a large influx of extra people into the area and a housing development of this size would definitely have a significant and deleterious impact on the countryside and local environment.

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

Submitted by	Comments
Wendy Rapacchi	Building over a flood plain, Buds required.

Site Allocations, Issues and Options Consultation

Ref Number: H059

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
Sue Brice	This would be a good development as can be self supported and add finances to the village to develop better infrastructure
Terri Marx	The site could be developed to provide further housing without impacting on the village structure greatly. I feel a much smaller development than the one proposed could easily be accommodated on this site to provide the 20-30 houses needed to fulfil government requirements. There is the potential for good links to both schools & the A507 along with easy walking distance to the train station. The majority of the existing open space could remain & the village life & rural location be preserved.

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
C Howe	Build in Arlesey or Stotfold they are much better for the needs of more housing the transport and shopping facilities are better and they have doctors surgery's in place already.
Michael Warlow	This area lies within the Important Countryside Gap between Henlow and Clifton. Henlow does not have the infrastructure to support this development. Newtown is already congested with parking problems. There should be no further development following the 2nd phase of the Dairy H08 15a. Henlow does not have the infrastructure to support this development. The High St is already congested at peak times. The access shown is not suitable.
Mr C.Stebbing	Would cause traffic congestion in the High Street and in Coach Road. Much too big a development for Henlow.
Mr. R. J. Patimore	Land to the west of this site has already been proposed for development, but this site would not be acceptable as it would take a large, open space, area valuable for the village and swamp a pleasant rural footpath connecting the village with nearby lakeside open space and main line railway station. Main exit would be onto the main A507 Arlesley Road, with ensuing traffic problems on very busy main road.

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Submitted by	Comments
Mrs D R Purdew	<p>1. The proposal for 250 dwellings and other facilities on this land would affect the setting of Henlow Grange, a II (star) Listed Building intruding into the open area of countryside to the east of Henlow. The land originally formed part of the landscape park to the Grange and contributes to the maintenance of the rural setting of the Grange. 2. The land between Henlow, the A507 and the Grange has been considered twice in the context of appeals on Reference E75. (see 1999/APPJ0215/C98/10391/3 and A/98/193651 and 2001 (APP/X0225/A.99/1021608and E1/M200/2/3//098). On each occasion the determining factors have been the effect on the setting of the Grange and open countryside between Henlow and Arlesey. In both cases the setting accepted has been the wider historic parkland of which this site is part. The appeals were all dismissed because of the effect on the setting of the grange and on the open countryside between the villages. 3. The proposal is therefore at variance with the planning history in this general area and there is no change of circumstances justifying a different approach to the national and local policies of conservation and preservation of the countryside. 4. The development would be visible from the entrance drive to the grange and across the adjoining grassland affecting the visual effect presently existing through an extensive rural "park" to the house, which the school grounds to the north help also to perpetuate. It urbanises the rural context and would result in a diminution of the attraction of the health farm which is visited for its rural setting. It would also affect the amenity of the walk down the drive enjoyed by residents. 5. The proposal is inconsistent with the policies in the preferred options document, in particular see paragraph 3.6.2, CS6, CS8, SC12 and paragraph 6.2.10. The development is out of proportion with the proposed release of only 400 dwellings within all the large and small villages, which should be spread and not concentrated in a single community. Even a limited release of housing would not fail to affect the rural countryside gap between Henlow and Arlesey. Any release in Henlow should be in a less prominent sit and the countryside gap fully retained. 6. The ability to form an access over the drive to Henlow Grange in the north is questionable as it is doubtful whether the proposers have the right of access and that raises the need to consider whether access could safely be from the high speed A507 that must be an issue relevant to the allocation of the land. There is therefore a potential highway objection to this on traffic and safety grounds.</p>
Neil Cliff	<p>This is completely ludicrous to put ANY housing on this site it forms an important countryside gap between villages and is development in the open countryside. It would compromise the aspect of the Georgian buildings of Henlow Grange. Part of the site floods in heavy rain due to drainage breakdown caused by the old mineral workings next to it to the east.</p> <p>A development already under way (Land to the East of The Dairy Henlow has a soft green edge to round off the village. This is as far as Henlow village should stretch to the East.</p> <p>Henlow has now reached the limit of its sustainable development. No more development can be absorbed apart from infilling.</p>
Ray Rapacchi	<p>Too large a development for small village, with potential to create strain on existing infrastructure and traffic access.</p>

Submitted by	Comments
Sarah Davies	I feel that building houses here would be intruding into the green spaces around the village. This field is used extensively by walkers and dog walkers. There are some beautiful trees in around this site which could be adversely affected by any development of this site. Presumably access to this site would be via the roundabout near The Crown public house. Traffic congestion at this roundabout is already a problem at busy times of the day.
Wendy Rapacchi	Too large a development for small village, with potential to create strain on existing infrastructure and traffic access.

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Ref Number: H103

This additional comment was made by a respondent who felt that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Barry Steven McNeil	The proposed site offers good access from the main road off Newtown. As the plan shows it is a case of infill of land within the village limits. A similar site of land was used by croudace build on opposite for 35-40 dwellings. A similar scheme would be proposed if outlives planning was granted.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Neil Cliff	Remarks as for HO17, although smaller scale might be acceptable. However again this is an important countryside gap, and the village is at the limit of its capacity.

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
C Howe	Traffic problems are here already. School is full facilities are not available here for more housing.
Jonathan Chan	<p>There is potentially a big congestion problem if the development is accessed via New Town/Stockbridge Road which in turn increase congestion on Henlow High Street which itself is heavily congested at peak times.</p> <p>Traffic coming out of Henlow on to the A507 is heavily congested at peak times with traffic queuing all the way down to the A1 (M).</p> <p>There is a concern that local schools will struggle to cope with the potential increase in the number of children in the catchment area.</p> <p>Commuters using the nearest train station at Arlesey already experience overcrowding on train platform at peak times and there is no capacity for car parking at this station which already spill out to surrounding areas. There is no suitable frequent public transport to the train station.</p>

Submitted by	Comments
Miss M Joy	<p>Since 1 Jan 08 Newtown, Henlow has had 3 significant electrical power cuts (total outage about 20 hours), has spent 8 hours with no mains water supply and the emergency services have had to be called out on 5th Feb 08 to pump out properties when the drains failed following a hydrant leak. The Newtown/High Street/Langford Road junction is pandemonium most evenings when the local Fish & Chip Shop and hairdressers are open. The basic services here are already entirely saturated.</p> <p>Added to the above, the traffic "overflow" (overnight parking of cars) from the last significant development here (Harrier Mill) spills out onto Newtown directly opposite the proposed access to this development site. Added to this that this road is also soon have additional traffic ingress and egress from the old Council Yard at the top of Stockbridge Road, Clifton (which joins Newtown), this site and especially its scale is entirely untenable. "This site is entirely inappropriate for development as it has no safe, logical access. The entrance to the site is at the very narrowest part of the High Street where it is impossible to pass on the correct side of the road any evening as there is a continuous line of parked vehicles from outside 85 High Street (The Limes), right down as far as 23 High Street. If you are passing the portion of the road from Town Farm as far as The Limes and you meet a bus or a HGV, the northbound traffic is forced to mount the pavement to allow the traffic to pass. This is entirely unacceptable when there are vulnerable people in the vicinity (6 bungalows for the elderly/infirm and a Care Home) as well as the children on their way to/from Raynsford Lower School.</p> <p>As the landowner has suggested/IMPLIED by making this application, that he wishes to sell the land, then much more public good may be achieved by compulsorily purchasing the footprint of chalet bungalow at 53 High Street to be utilised as a public parking area to attempt to relieve the totally unacceptable traffic situation along Henlow High Street."</p>
Mr C.Stebbing	Increased traffic congestion in Newtown.
Mrs Yvonne Joy	<p>Contrary to the applicants supporting statement, the answer to the question Have attempts been made in the past to get this site allocated the answer is YES. Mid Beds Reference APP/JO215/A/88/199605, correspondence which was active in Sep 1988 refers. At this time the proposal was rejected mainly based on a submission by Anglia Water.</p> <p>"Existing facilities may be within easy travelling distance", but are all closed to new applications. i.e. no NHS dentist, closed doctors list in Shefford, schools very full.</p> <p>Newtown is already a very dangerous road having a sharp, blind bend on the Henlow/Clifton boundary (75yds from proposed entrance to site), further road entrances opposite this site and a hazard from cars parked on the roadway opposite the proposed entrance to this site.</p>
Raymond Rapacchi & Wendy Rapacchi	A large development not required in a village. Access Poor. Building over a floodplain.

Ref Number: H134

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Sam Franklin	<p>Reference Number H134 - Land South of Clifton Road, Henlow</p> <p>This site could provide 20 - 35 dwellings and could also offer mixed use. It is considered that an acoustic bund may be necessary to limit the noise of the A507 although traffic is slow at this point due to the roundabout. Henlow is identified as a large village and small scale development would be considered here. Whilst the site is partly in the flood plain it is considered that there are ways to mitigate the risk of this.</p>

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
C Howe	Henlow is not a large village traffic is a constant problem. The bypass is always a problem and the area is always at a standstill.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
Michael Warlow	This Site lies within the Flood plain. Henlow does not have the infrastructure to support this development. Agricultural land should only be allocated for development in exceptional circumstances.
Neil Cliff	<p>Outside village envelope ,in an important countryside gap, partially in a flood plain, adjacent to a busy noisy bypass, would lead to coalescence with Clifton.</p> <p>Henlow has already had 25% increase in housing since 1996. It cannot sustainably absorb more.</p> <p>This is extending development into the open countryside. Henlow is large enough having reached the limits of its sustainable development, with a25% increase in houses since 1996. It takes a long time to absorb development on this scale into village life, and facilities are now at their limit.</p> <p>Part of this area is in the floodplain and also would suffer from noise nuisance being adjacent to the busy A507 bypass</p> <p>Development should be aimed at the small villages to increase their viability, especially to increase the pool of people available in the voluntary sector.</p>
Ray Rapacchi & Wendy Rapacchi	Builds over an existing floodplain and therefore unsuitable for housing.

Ref Number: H135

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Sam Franklin	Reference Number H135 – Land South of Arlesey Road, Henlow This site could accommodate between 15 and 25 dwellings. The land is surrounded by housing on two sides and by the A507 as a defensible boundary on the southern side. Only a small part of the land is considered to be within the flood plain due to revisions of the Environment Agency’s assessment in recent times. The land is of average to good quality agricultural land but given the size of the field it is now separated from the farming unit and difficult to farm practicably. The shape of the field is awkward for agricultural purposes and therefore would not create significant economic loss to the farm holding.

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
C Howe	Henlow is a small village to describe it as large is stupid. We have 3 shops but no doctors or decent transport links. The village is always congested so is the bypass up to Arlesey any building should be towards Stotfold where the bypass is less busy.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
Michael Warlow	Part of this site lies within the flood plain. Too close to A507. Currently provides an important soft boundary to the Village.
Mr C.Stebbins	Too close to A507.
Neil Cliff	This site forms part of the important gateway to the village. it gives a green edge to the village development. Development of this site would be partially on the flood plain and would have to bended to reduce traffic noise from the busy road .For all these reasons it is totally unsuitable for development.
Ray Rapacchi & Wendy Rapacchi	Land on floodplain unsuitable for housing and buds required.

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Ref Number: H146

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

Submitted by	Comments
Peter Coulson	If there are any floodplain issues this site should be avoided, look at the problems recently, I have been involved with a shop that was under 14 feet of water because a large supermarket was built on flood plain and drainage area.
Sue Brice	This would be a good development as can be self supported and add finances to the village to develop better infrastructure.

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

Submitted by	Comments
Andrew Taylor	Do we really need this size of development with all the infrastructure problems this will create? We do not want to become a town. Henlow is a pleasant place to live, but looking at all these proposals the lunatics have taken over the asylum! We already experience power cuts on a regular basis, car parking in the high street and other areas of the village is chaotic. Can the village support this level of proposed development? I think not!
C Howe	We can not support any further building work here. The roads are always congested and the bypass is a car park on most mornings. More housing and employment means more cars. This site is not suitable.
Caroline Dixon	The site is definitely prone to regular flooding and I believe in the flood plain The area is an important countryside gap between Henlow and neighbouring Clifton The size and isolated location of this development would have a disproportionate and disruptive influence on the village.
Cris Gates	Just look at the map and have a look at what you are thinking about. This is a massive area of land that will nigh on double the size of ALL the building that currently exists in Henlow, north of the A507. You are looking to build only 400 homes in the WHOLE of the region. NOT DOUBLE THE AMOUNT IN ONE PLACE. This is a village...remember that! It will be a tremendous blight on a landscape that I specifically moved to, to avoid this type of madness. Of course its being a NIMBY. That is what I work so hard to achieve. A decent quality of life. Not to look at concrete boxes. With so many large town [Letchworth/Baldock/Biggleswade/Sandy so close by why are you looking to build business here as well. Think sensibly, please.
John Pollard	It is already congested at the Crown roundabout in the morning trying to gain access to the A507. This will be further impacted and the road system is incapable of accommodating traffic leaving this proposed new development at peak times. If, for any reason there is a problem with the A1, all traffic often diverts through Langford & Henlow, creating near gridlock. Adding the additional cars exiting the new development would make the situation even worse.

Submitted by	Comments
Mark Richards	Early morning congestion at the roundabouts of High Street, Clifton Road & the A507 is already bad, this would make this much worse, also an infill of this size greatly reduces the open area between the villages that keeps them separate resulting in an urban sprawl.
Michael Warlow	This is far too large a development for Henlow to support. The nature of the Village would be completely changed. It is within the Important Countryside Gap between Clifton and Henlow. Part of this Site lies within the Flood plain. Henlow does not have the infrastructure to support this development. Agricultural land should only be allocated for development in exceptional circumstances.
Mr C.Stebbing	This proposed development would dominate Henlow and completely change the character of the village. It is also on productive agricultural land.
Neil Cliff	This land is open countryside and forms the ESSENTIAL countryside gap between Henlow and Clifton. No development at all should be allowed here. It is still good agricultural land and should be preserved as such. 800 houses is too ludicrous to imagine, as well as being 400 more than the total mid beds requirement.
Nicola Jukes	Inadequate infra-structure in the village. Roads, schools, amenities. Have concerns about children needing to cross already busy roads to get to school and parks, with extra traffic.
R Sheppard	Good quality local job and facilities are urgently needed but these schemes seem intended mostly for yet more housing. These sites are far too [illegible]. Henlow/Clifton already needs a new health centre and other facilities: Arlesey via A507 is too far these sites would seriously affect Clifton. This land should be kept as agriculture. Extra housing here would badly affect Clifton: The infrastructure - electricity, water, sewage, roads, rail, NHS etc. & schools are already too full. Already, most residents have to commute - usually by car - to work, leisure, education & health facilities. The governments targets for controlling Global Warming & Climate Change make even this current pattern of commuting is unsustainable. Building more houses without first providing good quality local jobs & facilities would increase commuting; reducing the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.
Raymond Rapacchi	The development is too large for a large village. Is not required to meet Mid Beds targets. Builds over a floodplain. Has the potential to increase traffic congestion and places a strain on the services within the village.
S Newsome	This is farming land and should and should be left as such.
Sarah Moxey	Please preserve green fields and only consider building on land we have already spoilt. This amount of development will ruin the complete integrity of a village. Please reschedule building to the middle of towns that are already blighted but need life in them.
TA Newsome	This is farming land and should be left as it is.

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Submitted by	Comments
Theresa Coe	The local roads are already very congested, particularly during rush hour periods. Adding a large development of mixed residential/employment dwellings would seriously exacerbate this problem, particularly the addition of places of employment as they would obviously have more traffic (customers) going to/from these premises. The local schools and Doctors surgeries are also extremely busy and I feel would be unable to support a large influx of extra people into the area and a development of this size would definitely have a significant and deleterious impact on the countryside and local environment.
Wendy Rapacchi	<ol style="list-style-type: none"> 1. Development too huge and would make Henlow/Clifton and Shefford a contiguous band of housing. 2. Part of proposed land is on the floodplain. 3. Floodplain. 4. Impossible access for emergency services. 5. Poor access to High Street.

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

Submitted by	Comments
Graham Tricker	The proposed site is agricultural land and should stay as such. A ridiculous idea to build on fertile land.

Ref Number: H158

This additional comment was made by a respondent who feels that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr David Russell	Please see document in Appendix Three

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
C Howe	The area around here is full already. To build on more land means us poor dog walkers are having less and less places available to us for dog walking. We are not allowed in the parks with our children now and you are starting to build on the fields available to us. The traffic through the village is awful already we can not sustain anymore building works.
Cris Gates	I have moved here specifically to get away from this sort of madness. At the moment I have a pleasant view across the allotments and fields beyond. I know this means nothing in the grand scheme of things, but it is an important part of my quality of life. I do not see the benefit of just one more blot on the landscape for the sake of just 24 homes, apart from the obvious benefits to those concerned in the building of them.
Graham Marshall	The removal of this local amenity is not a good idea. More housing requires all existing amenities to be retained and then added to. Relocation of the same number of allotments may be OK but the disruption is not related to benefits.
Jonathan Chan	There is potentially a big congestion problem if the development is accessed via New Town/Stockbridge Road which in turn increase congestion on Henlow High Street which itself is heavily congested at peak times. Traffic coming out of Henlow on to the A507 is heavily congested at peak times with traffic queuing all the way down to the A1(M). There is a concern that local schools will struggle to cope with the potential increase in the number of children in the catchment area. Commuters using the nearest train station at Arlesey already experience overcrowding on train platform at peak times and there is no capacity for car parking at this station which already spill out to surrounding areas. There is no suitable frequent public transport to the train station.
Michael Warlow	This area lies within the Important Countryside Gap. It is currently and historically Allotment gardens.
Mr C.Stebbins	These allotments are an established and popular community asset for the village. Access to the site from Harrier Mill would cause congestion on a narrow residential road and be a danger to children in Harrier Mill.
Mr. G. J. Fidler	Already well utilised for allotments and essential pastime for many local residents who have put lots of effort and money into cultivating and laying out the plots. It should not be necessary to spoil this longstanding effort and will probably serve as a disincentive to some to continue. Direct access to the allotments via High Street seems to contribute to their popularity. Build the new homes etc. elsewhere and leave this essential piece of infrastructure where it is to continue serving this very basic need for the people of the surrounding area.

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Submitted by	Comments
Mr. R.J. Patimore	This site is presently an allotment site, which may not be any importance to a developer but I find it unacceptable that this site should be considered with very little opportunity to replace elsewhere what would be left. The requirement for additional housing could be more appropriately situated to the south west of the village off Clifton Road.
Mrs S Panton	Many people have worked very hard on their allotments and even if the land is provided for new ones, you won't be able to provide half grown crops in that land. Allotments have to be provided, but why move the currant ones, when Henlow has the potential to take on additional houses elsewhere, where the social and community aspects of having an allotment wont be destroyed. Please don't destroy years of hard work.
Neil Cliff	This area is presently occupied by about 40 allotments which are nearly all taken. It has been traditional allotment land for more than 50 years. It also forms an important view from the High Street into the countryside (See Supplementary design Guidance for Henlow) and again forms a green edge to soften the built up development of the village. It is increasingly important to provide casual leisure facilities within the village envelope, and this forms a vital part of village life contributing to the health of the community through exercise, palatable vegetables for food use, and sustainable use of land. In the past market gardens in the village provided afresh source of vegetables .Now that they have gone the allotments make up in part for their demise. THIS LAND MUST NOT BE BUILT ON.
Peter Coulson	Whatever happens the allotments should not be moved, people spend a lot of time to get the land right and it would be years before a new site was the same quality.
Raymond Rapacchi & Wendy Rapacchi	I support the allotment movement and wish to see this land retained for its current use.
S Newsome	The allotments should be left well alone.
Sarah Davies	This site is currently used as allotments. You can't just pick up an allotment and relocate it. It takes years to get rid of the pests and weeds you get in grass land. These allotments are really well used and provide a fantastic resource for the village. It would be madness to undo years of hard work just to build a few extra houses when there are other suitable sites in the village.
TA Newsome	The allotments are an important part of village life and should be left as they are.

Site Allocations, Issues and Options Consultation**Ref Number: H253**

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
C Howe	The area can not take any further building work. The village has no facilities for further development.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
Michael Warlow	This area is within the Flood Plain. it is too close to the A507.
Neil Cliff	This site is wholly unsuitable for development. It is in the flood plain and next to the busy A507, and also an important drain which floods, and is now part of the storm water system used by The Dairy development and the new proposed land to the east of The Dairy development. If bunded for noise it would become a lake when it flooded. It forms part of the gateway to Henlow and is an important view into the village, forming a green edge to the built development of the village.
R Sheppard	The existing residents of Clifton & Henlow badly need extra facilities including extra GPs and other health facilities. This site is rather far from most homes but might prove suitable. The current design of the A507 means that you have to travel almost to Stotfold before being able to double-back into Arlesey. So, any NHS development in Arlesey would be of little use to residents of Henlow & Clifton - unless a new (safe) junction was built on the A507 which permitted more direct access to Arlesey near to the railway station.
Ray Rapacchi & Wendy Rapacchi	This submission is for a large development which is not required in this village. I might place strain on the existing services. Poor access. Building land is on the FLOODPLAIN.

Site Allocations, Issues and Options Consultation

Ref Number: H264

This additional comment was made by respondents who felt that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
R Rapacchi	Attractive development. Balanced by development to the West of the High Street.

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
C Howe	Building here with take away even more of our countryside. Henlow can not take any further development. When there is a problem with the a1 henlow is gridlocked. Sort that out first.
Eric Camp	Building on the floodplain in Henlow will only make the current problems even worse. The village does not have enough road infrastructure to support such a development. This would spoil the views into and out of Henlow and would be detrimental to the character of Henlow, especially when further development is continued through the length of the watercourse.
John Edwards	This site is an area of natural beauty and should not be spoilt by being built upon. Where would the site be accessed from?
Jonathan Chan	There is potentially a big congestion problem if the development is accessed via New Town/Stockbridge Road which in turn increase congestion on Henlow High Street which itself is heavily congested at peak times. Traffic coming out of Henlow on to the A507 is heavily congested at peak times with traffic queuing all the way down to the A1 (M). There is a concern that local schools will struggle to cope with the potential increase in the number of children in the catchment area. Commuters using the nearest train station at Arlesey already experience overcrowding on train platform at peak times and there is no capacity for car parking at this station which already spill out to surrounding areas. There is no suitable frequent public transport to the train station.

Submitted by	Comments
Keith Albon	The village of Henlow cannot cope with the current levels of traffic and would need considerable support to cope with a substantial increase that this and other proposals would create, especially at the north end of the village where speeding traffic is a major issue and at the south end where congestion is the biggest problem. Furthermore there is a constant flow of traffic through the village. The social infrastructure is limited and will not support a growing population. Local services are limited, we have less shops in the village now than 10 years ago, but have more houses. The local environment at Northfield Farm (H264) provides a flood plain for the river and brook, also it is a nature area and is home to local wildlife and many species of bird, also it is an area of natural beauty. The building of many houses will turn what has been an award winning and picturesque village into an over populated sprawling town which will directly affect the centre of the community.
Maureen and George Bond	This site is one of natural beauty to all who live around the field, and to those many people in the village who use it, it epitomises the ideal village life. The lakes are in sight from this field and surely this brings with it the danger of flooding. Will this have any impact on houses already built?
Michael Warlow	This area is within the Flood Plain.
Mr & Mrs K M Hamer	This site is adjacent to the river level and should be considered a floodplain. In addition the site is next to the wildlife conservation area, and is therefore not appropriate for building.
Mrs G. Mynott	With regard to the Northfield Farm site I would like to know what local services this development could support as we have virtually nothing in Henlow shop wise so all extra trade would go out of the village, the doctors in Shefford already have enough and more patients and are having to build new facilities, and would access be facilitated by the road to the earlier development or would it be somewhere else? We realised a long while ago that houses would be built at the back of us, which is not a problem but most of the smaller sites have no extra space for new retail outlets which surely is needed to benefit the village.
Mrs N E Hare	When my house was built the builder was advised not to build any further on the field because of the flood plain, if these houses are built and do get flooded will the builder be liable to cover our house insurance because if they get built and flood we will be unable to get insured. Apart from the fact when gardeners lane was built we were told there would be no more on this field and down half way down the field it does get under water. It did a few weeks ago, also there is enough traffic on our roads now.
Mrs S. Christie	The roads through the village will not be able to take additional traffic particularly during rush hour when it is used as a cut through when there is the slightest holdup on the A1. The road narrows drastically and at this point the houses do not have off road parking. Due to the lack of shops and facilities in the village, cars are used for most things eg. doctors chemists and the school run. If any more open space is used you will even have to use your car to take the dogs for a walk.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Neil Cliff	<p>This area was market garden land part of which was allowed to be developed in exchange for land for anew graveyard. Otherwise it was completely in the open countryside giving an important green edge to the rural aspect of the village, and would never have been given permission to be developed. The ten houses developed are all very high priced>£600,000 on the part of the site to the south, have done nothing for the residents of the village and stick out like a sore thumb at the edge of the village. They should never have been given permission. There is no reason why further development in the open countryside on the rest of the site should be allowed. it would be against present plan policies and national and regional plan guidance.</p>
Paul Allen	<p>We moved here a number of years ago for a smaller village environment in that there are open spaces for the children and the local community to enjoy. If this land is given the go ahead to be developed the village will just become another town with to much traffic and no identity, as you may be aware this village won village of the year last year mainly due to its village feel and community spirit. The traffic in the morning going through Henlow towards the A507 is very busy, any further development will just impact on this and the local environment. The existing development in Gardeners Lane is within keeping with the village and supports open space for dog walker and ramblers and nay expansion of this site will take that away. There is strong feeling within the local area about anymore development of this site.</p>
Ray Rapacchi & Wendy Rapacchi	<p>This is an attractive development BUT BUILDS OVER FLOODPLAIN.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H299

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Terri Marx	A much smaller development than proposed may not impact too much on Westfield Road. Currently the road finishes at the gate to the land & provides a safe environment for children who live in the street to play. If development were to go ahead Westfield Road is quite narrow & may present safety issues with large construction vehicles using the road for access. There is also the noise element as it is a quiet road of only 9 houses & a number of elderly residents. However a smaller executive type development may fit in well. The distance from the rest of the housing though may alienate a new community & create a them & us situation?

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
C Howe	Henlow is not a large village we have no local services to support more housing. Traffic is a huge problem through the village with massive totally unsuitable lorries using the village as a cut through to the A1m sort out the traffic problems first.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
Helen Wilson	V. narrow already congested access road, unable to widen due to existing mature trees. V poor visibility at end of road - more traffic trying to get onto main road will be a sure source of accidents. Can not see how Crown roundabout can support anymore traffic already takes 10-15 mins to cross it now, road rage is often seen at this bottle neck. Will fundamentally change the atmosphere and environment if Westfield is not left as cul-de-sac - many moved here to get away from housing estates not to become part of another! It has a unique character of its 30s era and I fail to see how modern housing could be incorporated without destroying this. If you must develop this land then access it from by-pass/or other alternative - Westfield is not viable as access road.
Jonathan Hall	Concerns about access via Westfield Road which is a very narrow road which is difficult to get down at present due to width and over congestion of parked cars.
Lisa Hall	I have several concerns. The first is that access via Westfield Road is currently extremely difficult due to it being a very narrow road with lots of parked cars. Also traffic congestion in Henlow is already extremely bad especially in the mornings from 8am onwards. This is particularly noticeable when trying to get onto the A507 at the Crown roundabout. The infrastructure of Henlow is struggling to cope with current demand - electricity cuts are frequent, Raynsford school is at almost full capacity, doctors and dentists are becoming harder to find.
Michael Warlow	This area is well outside the settlement envelope and line of current development.

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Submitted by	Comments
Mr John Wood	<p>Why were we not informed of this proposal - the first I heard of this was from my neighbour (who found out accidentally). The road is unsuitable for access to an estate. Parking in the street is already a problem - yet more destruction of our countryside. If I had wanted to live in a development, I would have done so years ago. I bought my house primarily because it was in a cul-de-sac.</p>
Mr T Wheeler	<p>This site is not suitable for development, Westfield road is already a very congested road and parking is a nightmare, we don't only have people who live in the street parking but people from Clifton road. The impact of a development on this site would spoil the over all appearance on what is a very nice street to live in. Exiting the junction onto Clifton Rd is very bad at present and would be worse if there was an influx of traffic, accidents waiting to happen.</p>
Ms Bernie Kenny	<p>Westfield Rd is a small narrow road of some 9 houses which has existed as a cul-de-sac since the 1930s. To change this by placing a housing estate on this agricultural land would be to change the very nature of the road and area.</p> <p>The rd is v narrow, residents cannot park outside their own homes as to do so would block access in the road as it is not wide enough to deal with traffic that it is currently has. Residents have some off road parking but also rely on space at the entrance of the rd, which is used by others who live in Clifton Rd & do not have parking of their own. The area is quiet which would change with the building of a housing estate and would also open up noise to the A505.</p> <p>Henlow has two shops & people need to leave the village for most things. The small Lower school & Middle school are full. There is no local GP surgery and those available are not easily accessible by foot. There is a bus route but this ceases in the early evening.</p>
Neil Cliff	<p>This is development into the open countryside which must be resisted. It is very doubtful if the access up this road would support this number of houses. There might however be room for two or three house at the end of the road as part of a garden development.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H301a

This additional comment was made by a respondent who felt that this site is appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Mrs S Panton	I think this is a very good site for development as the impact on local people would be kept to a minimum.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Neil Cliff	Development on this site would be bordered by the drain. There is therefore a considerable part of the site within the flood plain. Some development might be possible, but it should be noted that another garden land development for 14 houses is being proposed which would also use the same access onto the High Street. The access on to the High Street at this point would create a very hazardous road situation which could involve extensive re alignment near a bend where many years ago a child was killed

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

Submitted by	Comments
Caroline Dixon	The site is definitely prone to regular flooding and I believe in the flood plain The area is an important countryside gap between Henlow and neighbouring Clifton The site backs on to the conservation area, and will potentially encroach on the visual historical setting of the village.
D. Yarrow	I am a resident living within close proximity to this proposed site and i strongly disagree with the proposal, there is insufficient access and placing houses on this land would mean a huge increase in traffic in and out of the village.
Eric Camp	The infrastructure in Henlow culminates in the high street and consequently the roundabout at the Crown Pub end of the high street. A further addition of housing feeding into this would only make it worse. Also the flood plain is right next to this and already there are issues with water drainage in Henlow. Most of the site in in countryside Gap between Henlow / Clifton Policy cs21 Part of it is garden extension and does not have permitted development cs27 Expanding the village on either side like this will diminish the value of Henlow as it will become large with very few shops .
Graham Tricker	Development on agricultural land is to be avoided at all costs.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
James Saunders	<p>I consider this site is not appropriate for future housing development for the following reasons:-</p> <p>The western part of this site lies within an Environment Agency designated floodplain(Policy DPS17).</p> <p>The site lies within or adjacent to Henlow Conservation Area. Development here would be detrimental to the character and appearance of, and views into and out of this conservation area. (Policy CHE11).</p> <p>Part of the site is a Residential Garden Extension and should not have permitted development rights (Policy CS27).</p> <p>The majority of this site lies within the Important Countryside Gap separation Henlow and Clifton (Policy CS21).</p> <p>The site is adjacent to the Henlow War Memorial and any development will adversely affect this Important Local Structure (Policy CHE13).</p> <p>The additional movement of traffic into a busy village High Street would create additional congestion, pollution and dangers to existing residents.</p>
Joel Saunders	<p>Majority of site lies within the Countryside Gap (Policy CS21) and part of the site lies within the Floodplain (Policy DPS17).</p> <p>Part of the site is a residential garden extension and should not have permitted development rights (Policy CS27)</p> <p>This site borders the Henlow Conservation Area - development would be detrimental to the character and appearance of and views into and out of this area (Policy CGE11).</p> <p>The High Street at Henlow is very congested during the day and there are often queues out of the high street to get onto the by-pass (some mornings it takes me from Old Barn Close to bypass 20 minutes!) Building more houses off the High Street will only add to the congestion - I do not think that the infrastructure of the village can support it.</p>
Jonathan Chan	<p>There is potentially a big congestion problem if the development is accessed via New Town/Stockbridge Road which in turn increase congestion on Henlow High Street which itself is heavily congested at peak times.</p> <p>Traffic coming out of Henlow on to the A507 is heavily congested at peak times with traffic queuing all the way down to the A1 (M).</p> <p>There is a concern that local schools will struggle to cope with the potential increase in the number of children in the catchment area.</p> <p>Commuters using the nearest train station at Arlesey already experience overcrowding on train platform at peak times and there is no capacity for car parking at this station which already spill out to surrounding areas. There is no suitable frequent public transport to the train station.</p>
Lauren Saunders	<p>Building on or so close to a floodplain is crazy!</p>

Submitted by	Comments
Marilyn Saunders	<p>Majority of site lies within the Countryside Gap (Policy CS21) and part of the site lies within the Floodplain (Policy DPS17). Part of the site is a residential garden extension and should not have permitted development rights (Policy CS27) This site borders the Henlow Conservation Area - development would be detrimental to the character and appearance of and views into and out of this area (Policy CGE11).</p> <p>The High Street at Henlow is very congested during the day and there are often queues out of the high street to get onto the by-pass (some mornings it takes me from Old Barn Close to bypass 20 minutes!) Building more houses off the High Street will only add to the congestion - I do not think that the infrastructure of the village can support it.</p>

Submitted by	Comments
Michael Warlow	<p>There are a number of persuasive planning grounds for rejecting H301a for inclusion within the Henlow Settlement Envelope as a potential site for housing.</p> <p>1) Important Countryside Gap The majority of the site lies within the Important Countryside Gap as shown on the Adopted Local Plan 2005 Proposals Map for Henlow. Mid Beds District Council has resolutely defended the policy of preventing the physical and visual coalescence of Henlow and Clifton villages.</p> <p>4.17 Important Countryside Gaps It is considered essential that the open nature of countryside in these gaps is maintained in order to retain the character of these settlements and prevent the potential loss of their individual identity...Within the areas defined as 'Important Countryside Gaps' the Council will apply the following policy.</p> <p>Policy CS21 In the Important Countryside Gaps defined on the Proposals Map, the Council will not grant permission for development that would promote the visual or physical coalescence of nearby settlements. The Council will consider the use of directions under Article 4 of the General (Permitted Development) Order 1995, as amended to control permitted development rights where there is a threat of development likely to lead to the visual or physical coalescence of nearby settlements.</p> <p>2) Flood Plain and Drainage The western section of the site is shown to lie on within the Floodplain of Henlow Brook. The area is liable to flood and has a high water table resulting in poor drainage.</p> <p>9.7 Floodplains and Drainage Policy DPS17 Developers must take full account of the impact of their proposals on surface water drainage and infrastructure and incorporate appropriate controls as necessary. The Council will refuse proposals for development that would:</p> <ul style="list-style-type: none"> (i) intensify the risk of flooding; or (ii) be at an unacceptable risk of flooding; or (iii) prejudice existing flood control and maintenance works; or (iv) adversely affect wildlife habitat in the floodplain. <p>In addition storm water drainage runs from the existing development on the A6001 High Street to the Henlow Brook. This drainage is already under pressure and regularly backs up leading to flooding on the High Street immediately east of the proposed site.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
<p>Michael Warlow [continued]</p>	<p>3) The Henlow Conservation Area Proposal H301a an attractive area of paddocks and garden featuring a number of mature trees and hedges, is partly within and borders the Henlow Conservation Area. Access to the site would involve the removal of one or two dwellings that lie within the Conservation Area and would have a major impact on the appearance of the Conservation Area, both in terms of the impact on the setting of buildings within and of views into and out of it. The vista from the High Street at the Henlow War Memorial across the proposed site is one of the few uninterrupted views of the open country to the west of the Village from its main street.</p> <p>7.6 Conservation Areas 7.6.1 The Planning (Listed Buildings and Conservation Areas) Act (1990) imposes a duty on the Council to designate as Conservation Areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The special interest of a conservation area derives from a combination of many different elements including its history street pattern; the presence of listed and other important historic buildings and their relationships with one another; local building materials and traditions; open spaces; views and vistas; and trees and other features and provides the basis for policies and measures to preserve or enhance all aspects of character or appearance that define an area's special interest.</p> <p>Policy CHE11 Development proposals likely to have an adverse impact upon the character or appearance of a Conservation Area will not be permitted... (iii) Encouraging the retention of existing hedgerows, trees and other natural features... (iv) Safeguarding important open spaces within Conservation Areas and important views in and out Conservation Areas.</p> <p>4) The Setting of Henlow Village War Memorial The Henlow War Memorial is an Important Historic Structure for the residents of Henlow. It lies adjacent to and also to the east of the proposal site which currently provides it with a rural background that would be lost as the result of housing development.</p> <p>Policy CHE13 The Council will encourage developers to retain unlisted buildings or structures within development schemes where: (i) The building or structure makes an important contribution to the streetscene; or (ii) The building or structure has historical connections important to the local community; or (iii) The building or structure has a tradition of use by the local community.</p>

Submitted by	Comments
<p>Michael Warlow [continued]</p>	<p>The Council will, as appropriate, encourage the enhancement of the character and appearance of such buildings and structures, and their settings.</p> <p>5) Residential Garden Extensions A section of the site was until recently agricultural land that was included in the Settlement Envelope in the 2005 Local Plan as a result of becoming a Residential Extension. As such it Permitted Development Rights should be withdrawn.</p> <p>4.21 Residential Garden Extensions 4.21.2 On the other hand, there is concern that in some circumstances changes in use of agricultural land to garden land may be a prelude to seeking the eventual development of a site for housing. However, the Council is obliged to determine duly made applicants and a change in use from agricultural to garden land cannot reasonably be refused on the grounds that a landowner, in due course, may seek to obtain planning permission for a site's development with housing.</p> <p>4.21.3 However, it should also be noted that permitting a change in use does not imply that subsequent development for housing purposes is acceptable as a matter of principle. There are many other policies in the Local Plan which will need to be satisfied before such a decision may reasonably be made. Similarly, in considering a planning application, the Council will address a site's planning history and, if an intended abuse of the planning system is apparent, may reasonably refuse planning permission.</p> <p>Policy CS27 The limited extension of existing residential gardens into the surrounding countryside will be permitted where they do now have an adverse impact on the character and appearance of an area. Where such proposals are permitted, significant landscaping/screening may be required and permitted development rights will normally be removed.</p> <p>Conclusion In summary H301a contravenes several policies identified in the 2005 Mid Beds Adopted Local Plan. The majority of the site lies within the Important Countryside Gap and the remainder lies within the Henlow Conservation Area. Any development would compromise both policies. Part of the site is within the Floodplain and much of the land is regularly waterlogged. Part of the site is Residential Garden Extension and should have permitted development rights reserved. Any development of the site will also compromise the setting of an Important Historic Structure; the Henlow War Memorial.</p>
<p>Nicola Jukes</p>	<p>I have concerns over access on to the High Street which is already very busy. Parking is already an issue and hazard for both pedestrians and drivers.</p> <p>I have concerns that this land is on the flood plain.</p> <p>The development could potentially detract from a special area in Henlow- the War Memorial where people gather, it is at the moment in beautiful surroundings, I consider that would be spoilt if an access road or roundabout was located there.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Raymond Rapacchi	<p>Poor access to High Street. Skirts the floodplain. Egress opposite pub and village hall.</p> <p>Too close to floodplain</p> <p>Development not required in village, too large</p> <p>Within conservation area, creating traffic problems on High Street</p> <p>Poor access.</p>
Sue Brice	<p>The site currently floods under heavy rain, the village has no infrastructure to support additional houses, no school spaces, traffic is congested in the early mornings & evenings, no local facilities other than a small store, no doctors. The walnuts trees and extensive birds and wildlife currently supported would be eroded. It would be better to build on Brownfield sites rather than this flood plain With the extensive developments in Stevenage and Biggleswade, I question why we need to squeeze houses into greenbelt or flood plain sites. With the current economic situation - its better to build less houses we are already developing another 100 houses in the dairy area Henlow should preserve village life as that is what the people come into this village for - we do not want to be a town ! I would also question why this planning should be put forward now - as the proposer was the owner of the house and paddocks and now they want to inflict these plans Its a very disappointing situation.</p>
Verity Rapacchi	<p>Skirts Floodplain (not noted in submission)</p> <p>Within the conservation area and requiring demolition of properties within Conservation area to provide access</p> <p>Significant traffic disruption and access to high street</p> <p>Development too large and not required in Henlow</p>

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

Submitted by	Comments
Wendy Rapacchi	<p>The land to the West of the Henlow High Street is a large area of floodplain. I object strongly to any development on a floodplain.</p> <p>In addition some sections of the the West of the village have been designated as Interesting Village Gaps and provide differentiation between Henlow and its close neighbour Clifton.</p> <p>Land to the west of Henlow High Street was until recently agricultural land, changed to garden and now the subject planning applications for housing. There is a need to protect this beautiful large village from over expansion to a small town.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H301b

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
C Howe	More building equals traffic. We are a small village. We need a bypass through our village maybe you should take the time to do a traffic survey.
Caroline Dixon	The site is definitely prone to regular flooding and I believe in the flood plain The area is an important countryside gap between Henlow and neighbouring Clifton The site backs on to the conservation area, and will potentially encroach on the visual historical setting of the village.
D. Yarrow	I am flabbergasted that such a huge development is being considered for the field behind my house, there is insufficient access and this development would increase the traffic in and out of what is already a very busy high street.
Eric Camp	Development is on a flood plain and would make worse Henlows existing drainage problems Policy DP17 Henlow does not have the road infrastructure to support this increase in traffic. The Henlow / Clifton Gap would diminish, joining the 2 villages closer CS21 It would be detrimental to the character and appearance of and views into and out of the area Policy CHE11.
Graham Tricker	Development on agricultural land is to be avoided at all costs.
James Saunders	I consider this site is not appropriate for future housing development for the following reasons:- This site lies within an Environment Agency designated floodplain(Policy DPS17). The site borders the Henlow Conservation Area. Development here would be detrimental to the character and appearance of, and views into and out of this conservation area. (Policy CHE11). This site lies within the Important Countryside Gap separation Henlow and Clifton (Policy CS21). The site lies to the west of the Henlow War Memorial and any development will adversely affect the setting of this Important Local Structure (Policy CHE13). The additional movement of traffic into a busy village High Street would create additional congestion, pollution and dangers to existing residents.

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Submitted by	Comments
Joel Saunders	<p>Majority of site lies within the Countryside Gap (Policy CS21) and part of the site lies within the Floodplain (Policy DPS17).</p> <p>This site borders the Henlow Conservation Area - development would be detrimental to the character and appearance of and views into and out of this area (Policy CGE11).</p> <p>The High Street at Henlow is very congested during the day and there are often queues out of the high street to get onto the by-pass (some mornings it takes me from Old Barn Close to bypass 20 minutes!) Building more houses off the High Street will only add to the congestion - I do not think that the infrastructure of the village can support it.</p>
Lauren Saunders	<p>Majority of site lies within the Countryside Gap (Policy CS21) and part of the site lies within the Floodplain (Policy DPS17).</p> <p>This site borders the Henlow Conservation Area - development would be detrimental to the character and appearance of and views into and out of this area (Policy CGE11).</p> <p>The High Street at Henlow is very congested during the day and there are often queues out of the high street to get onto the by-pass (some mornings it takes me from Old Barn Close to bypass 20 minutes!) Building more houses off the High Street will only add to the congestion - I do not think that the infrastructure of the village can support it.</p>
Marilyn Saunders	<p>Majority of site lies within the Countryside Gap (Policy CS21) and part of the site lies within the Floodplain (Policy DPS17).</p> <p>Part of the site is a residential garden extension and should not have permitted development rights (Policy CS27)</p> <p>This site borders the Henlow Conservation Area - development would be detrimental to the character and appearance of and views into and out of this area (Policy CGE11).</p> <p>The High Street at Henlow is very congested during the day and there are often queues out of the high street to get onto the by-pass (some mornings it takes me from Old Barn Close to bypass 20 minutes!) Building more houses off the High Street will only add to the congestion - I do not think that the infrastructure of the village can support it.</p>

Submitted by	Comments
Michael Warlow	<p>There are a number of persuasive planning grounds for rejecting H301b for inclusion within the Henlow Settlement Envelope as a potential site for housing.</p> <p>1) Important Countryside Gap The majority of the site lies within the Important Countryside Gap as shown on the Adopted Local Plan 2005 Proposals Map for Henlow. Mid Beds District Council has resolutely defended the policy of preventing the physical and visual coalescence of Henlow and Clifton villages.</p> <p>4.17 Important Countryside Gaps It is considered essential that the open nature of countryside in these gaps is maintained in order to retain the character of these settlements and prevent the potential loss of their individual identity...Within the areas defined as 'Important Countryside Gaps' the Council will apply the following policy.</p> <p>Policy CS21 In the Important Countryside Gaps defined on the Proposals Map, the Council will not grant permission for development that would promote the visual or physical coalescence of nearby settlements. The Council will consider the use of directions under Article 4 of the General (Permitted Development) Order 1995, as amended to control permitted development rights where there is a threat of development likely to lead to the visual or physical coalescence of nearby settlements.</p> <p>2) Flood Plain and Drainage All but a small section of the site is shown to lie within the Floodplain of Henlow Brook. The area is liable to flood and has a high water table resulting in poor drainage.</p> <p>9.7 Floodplains and Drainage Policy DPS17 Developers must take full account of the impact of their proposals on surface water drainage and infrastructure and incorporate appropriate controls as necessary. The Council will refuse proposals for development that would:</p> <ul style="list-style-type: none"> (i) intensify the risk of flooding; or (ii) be at an unacceptable risk of flooding; or (iii) prejudice existing flood control and maintenance works; or (iv) adversely affect wildlife habitat in the floodplain.

Submitted by	Comments
Michael Warlow [continued]	<p>In addition storm water drainage runs from the existing development on the A6001 High Street to the Henlow Brook. This drainage is already under pressure and regularly backs up leading to flooding on the High Street immediately east of the proposed site.</p> <p>3) The Henlow Conservation Area Proposal H301b an attractive area of paddocks and garden featuring a number of mature trees and hedges. It provides a soft edge to the western boundary of Henlow as viewed from other parts of the Village (such as Clifton Road) and from Clifton Village. This vista from the High Street at the Henlow War Memorial across the proposed site is one of the few uninterrupted views of the open country to the west of the Village from its main street.</p> <p>7.6 Conservation Areas 7.6.1 The Planning (Listed Buildings and Conservation Areas) Act (1990) imposes a duty on the Council to designate as Conservation Areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable or preserve or enhance'. The special interest of a conservation area derives from a combination of many different elements including its histories street pattern; the presence of listed and other important historic buildings and their relationships with one another; local building materials and traditions; open spaces; views and vistas; and trees and other features and provides the basis for policies and measures to preserve or enhance all aspects of character or appearance that define an area's special interest.</p> <p>Policy CHE11 Development proposals likely to have an adverse impact upon the character or appearance of a Conservation Area will not be permitted... (iii) Encouraging the retention of existing hedgerows, trees and other natural features... (iv) Safeguarding important open spaces within Conservation Areas and important views in and out Conservation Areas.</p>
Neil Cliff	<p>This application is rubbish being as it is totally within the flood plain. The access to the site could not possibly support this number of houses /businesses and is completely unsuitable for any heavier traffic than that existing.</p> <p>Again it forms an important view into the countryside preserving the rural nature of the village and is part of the important countryside gap between Henlow and Clifton.</p>
Nicola Jukes	<p>The infra-structure in Henlow can not support this development. Getting children across the High Street to school would be dangerous.</p> <p>Where would the access to this development be- Henlow will become grid-locked- it can already take 15 minutes to progress down the High Street to the By-pass if you time it wrong.</p> <p>What provision for community is proposed? It would need to be a school, Doctors, parking-(some terraced housing have no off road parking), local shop including post office. Would that not make Henlow a town?</p>
R Rapacchi	<p>On flood plain. Limited egress to High Street. Opposite village hall and pub. High street severe parking problems.</p>

Submitted by	Comments
R Sheppard	Good quality local job and facilities are urgently needed but these schemes seem intended mostly for yet more housing. These sites are far too [illegible]. Henlow/Clifton already needs a new health centre and other facilities: Arlesey via A507 is too far these sites would seriously affect Clifton.
Sue Brice	The site currently floods under heavy rain, the village has no infrastructure to support additional houses, no school spaces, traffic is congested in the early mornings & evenings, no local facilities other than a small store, no doctors. The walnuts trees and extensive birds and wildlife currently supported would be eroded. It would be better to build on Brownfield sites rather than this flood plain With the extensive developments in Stevenage and Biggleswade, I question why we need to squeeze houses into greenbelt or flood plain sites. With the current economic situation - its better to build less houses we are already developing another 100 houses in the dairy area Henlow should preserve village life as that is what the people come into this village for - we do not want to be a town ! I would also question why this planning should be put forward now - as the proposer was the owner of the house and paddocks and now they want to inflict these plans Its a very disappointing situation.
Verity Rapacchi	The submission builds over a floodplain. The submission is too large and is not required in the villages conservation area. The access to the High Street is unsafe and would add significantly to the traffic problems within the High Street. The Orchard is listed as an Important Countryside Gap - providing a habitat for varied wildlife and a visual break between Henlow and its close neighbour village Clifton.

Site Allocations, Issues and Options Consultation**Ref Number: H305**

This additional comment was made by a respondent who felt that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
CEJ Burgess	Having been brought up in the village, I see this as a very positive development.

This additional comment was made by a respondent who felt that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Neil Cliff	The site is totally in the open countryside, on a very busy main road and therefore not suitable for any large scale development.

Ref Number: H367

No additional comments were received about this site.

Site Allocations, Issues and Options Consultation

Ref Number: E75

This additional comment was made by a respondent who felt that this site is appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Miss M Joy	<p>This site is easily accessible for employees being directly very close to a railway station with good bus links in all directions.</p> <p>This site has for the last 40 years been accepted as a site of industry (aggravate extraction and cleaning) which is potentially a very noisy and intrusive activity with the potential for large-scale vehicular access/egress, the nature of which is to be HGV. The acceptable "norms" of everyday traffic noise/pollution and volume has, if anything, made the activity at this site more in line with normal, acceptable tolerances and less exceptional.</p>

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

Submitted by	Comments
R Sheppard	<p>Good quality local jobs are urgently needed. However, the proposal appears to be for low grade, poorly paid jobs such as warehousing and distribution. The governments policies on Global Warming and Climate Change require a large reduction in commuting by car but most workers at this site would probably travel to this site by car rather than being able to walk or cycle - unless paths to Henlow were improved.</p> <p>The Henlow/Clifton/Shefford area definitely needs good quality local jobs and facilities. Perhaps this site could be used? No more housing should be permitted until there is at least one good quality local job available for each EXISTING household - without commuting.</p>
Tracy Stephen	Think this is a good site for recycling general household waste. However anything that requires burning will need to be thoroughly researched for prevailing winds etc.

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

Submitted by	Comments
Mr C.Stebbing	Would be detrimental to the surrounding area.

Submitted by	Comments
Mrs D R Purdew	<p>1. This site has a long planning history dating from 1990. There have been persistent attempts by the owners to achieve light industrial, office, depot, retail and inert recycling use upon this site. Because of its proximity to Henlow Grange, a 2 star listed building any application for planning consent was made the subject of two Article 14 Directions by the then Secretary of State for the Environment. Even an application for a twelve month use of the land for retail sale of building materials was called in. The site has been the subject of two appeals in 1999 (APP/J0215/C98/ 10291/3 and A/98/193651) and in 2001 (APP/X0225/A/99/1021608 and E1/M0200/2/3/08) both of which were dismissed. The appeal history clearly underpins the objections to the use of the site for intensive employment or other purposes. Such a use is inconsistent with the preservation of the countryside and the protection of the setting of Henlow Grange as found by the Secretary of State in his appeal decision of 1 February 2002.</p> <p>2. The legality of the existing use is dubious based on an Established Use Certificate as noted by the Secretary of State in paragraph 13 of his decision in 2001. Even, if valid, the Consent is limited to the processing and bagging of natural materials (sand and gravel) and the use of the existing limited buildings. There is no justification for intensification of the use of the site for any other purpose particularly as the site as a former mineral working site was granted consent on 1st April 1948 requiring restoration of the site and the removal of buildings.</p> <p>3. There is no change of circumstances since 2001 which justifies any departure from the decisions on appeal in 1999 and 2001. The same basic and local planning policies are applicable.</p> <p>4. Any development of the site, such as for open air caravan storage, a use likely to be visually intrusive, waste material and recycling depot, office or industrial units would be detrimental to the countryside and the setting to Henlow Grange in which the site lies as accepted by the Inspector and Secretary of State (Paragraphs 7 and 9) thought that an inert waste recycling plant would have significant impact on the open countryside between Henlow and Arlesey, see paragraph C7 to C9 of the Inspectors Report relied on specifically by the Secretary of State.</p> <p>5. Any development of the site in the terms proposed would be contrary to national and local conservation policies as affecting Henlow Grange and its use as a health farm by reason of visual harm and noise.</p> <p>6. Any development of the site would harm an important piece of open countryside in East Bedfordshire as found in the two appeals. It would also harm the recreational enjoyment of the locality by visual intrusion and noise both for residents of Henlow and guests at the Grange.</p> <p>7. Any allocation of this site is inconsistent with Preferred Policy Option CS6 not being "small-scale" and DC14 which does not permit extension or replacement of EXISTING buildings (nor the provision of new buildings) outside a sustainable location and with impact on the countryside.</p> <p>8. The location is not sustainable in transport terms for any of the uses proposed and is contrary to PPG13 (see paragraphs 9 and 10 for the principle in the decision of 1 February 2002).</p>

Submitted by	Comments
Neil Cliff	<p>An application for retail use on this site was turned down on appeal in March 1999 ((APP/J0215/c/98/1010291 Site at North of Arlesey Road Henlow) after the applicant had squatted unlawfully on the site for 2-3 years carrying out retail and mineral processing activities.</p> <p>The inspector regarded the proposed use "that the positioning of commercial buildings of this nature on this particular site would be alien and harmful and that the proposals are in principle contrary to government advice and to both the existing and emerging local plan policies relating to development within the countryside (para 37). Also para 56 refers to the unacceptable effect on the setting of the Grade 2* listed Georgian buildings of the Grange.</p> <p>Nothing has changed to alter this opinion since 1999, and the whole proposal is completely inappropriate in this setting; again being part of the essential countryside gap between the villages and also opposite a wildlife site.</p>
S Cook	<p>Taking agricultural grown. Boxing in Brogborough with further industrial use.</p>

Site Allocations, Issues and Options Consultation

Ref Number: E76

This additional comment was made by a respondent who felt that this site is appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Miss M Joy	This site is easily accessible for employees being directly alongside a railway station with good bus links in all directions. The current leisure and landscape management is a very attractive and pleasant additional recreation amenities for the villages of both Henlow and Arlesey.

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

Submitted by	Comments
R Sheppard	<p>Good quality local jobs are urgently needed. However, the proposal appears to be for low grade, poorly paid jobs such as leisure, warehousing and distribution. The governments policies on Global Warming and Climate Change require a large reduction in commuting by car but most workers at this site would probably travel to this site by car rather than being able to walk or cycle - unless paths to Henlow were improved.</p> <p>The Henlow/Clifton/Shefford area definitely needs good quality local jobs and facilities. Perhaps this site could be used? No more housing should be permitted until there is at least one good quality local job available for each EXISTING household - without commuting.</p>
Wendy Rapacchi	<p>1. The plans are not specific and my concern is that an important countryside gap, forming a gap between Arlesey and Henlow will be converted to a caravan park.</p> <p>2. Lack of security.</p>

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

Submitted by	Comments
Michael Warlow	This area provides an excellent amenity at present, but further development would severely damage its value to the public.
Mr C.Stebbing	Leisure and recreation development only.
Mr R. J. Patimore	This area at present is a well run fishing lake with excellent facilities for recreation for both members and the general public via permissive paths. These sites are valuable and need greatest priority in protecting recreational open spaces. Jobs are important but are more suitable site E75 is adjacent to the west.

Submitted by	Comments
Mrs B R Purdew	<p>1. The land forms part of the setting of Henlow Grange, a Grade II (star) Listed building visible from the embankment and bridge of the A507 going west across the countryside. The present limited store is shielded by the embankment. The Grounds of Henlow Grade on the northern boundary are guests for country walks. 2. The present use of the site arose out of a planning error made by the County Council, who in order to obtain permission to abstract sand and gravel were given to understand by the owners that the mineral would be used for the construction of the embankment of the adjoining railway bridge. The material once abstracted was not so used as apparently the building contractors had no final contract with the owners and their material came from elsewhere. It was then necessary to clear up the unused material stacked on site and a permission was given to remove it to the site in reference 75 and establish low level recreational angling and walking around the areas affected, thus preserving the appearance of the land more or less as open countryside 3. The uses proposed - small office and industrial units in the west, further lakes and/or accommodation for touring caravans - would (i) Affect harmfully the setting of Henlow Grange and the view towards it over the open land; (ii) It would affect the residents of Henlow and guests at Henlow Grange in their enjoyment of existing walks and open countryside; (iii) Intensify detrimentally the leisure use particularly with touring caravans altering the low key nature of the use and (iv) The uses - particularly industrial buildings and caravans would be visually intrusive and harm one of the few areas of wooded countryside in East Bedfordshire. 4. The importance of Henlow Granges, its setting and the open countryside in this vicinity was stressed in two appeal decisions on site E75 (1999 APP/J0215/C/98/10291/3 and (2001 APP/X0225/A/99/102608 and E1/M0200/2/3/08)/ Similar considerations apply to this land in terms of the setting of the listed building (one of the top 10 percent in the country) and the affect on the open countryside between Arlesey and Henlow. 5. The inadequate use of their powers by the County Council leading to the present situation should not result in the enlargement further of development greater than the existing low level which had as a result of the error to be accepted 6. The development would be wholly at variance with the policies in the preferred Policy Options for the location of employment and commercial development in the countryside.</p>

Submitted by	Comments
Neil Cliff	<p>The neighbouring site was the subject of a Planning Appeal decision in March 1999 which refused an application for retail development because of intrusion into the open countryside. This site is far more conspicuous and is in the open countryside. Only low key casual leisure is acceptable. Development would erode the important countryside gap between Henlow and Arlesey leading eventually to link up between these villages.</p> <p>Any development would severely compromise the view of the Georgian buildings of the Henlow Grange, a factor which was instrumental in the application on the neighbouring site being turned down.</p> <p>The site has a building previously granted under agricultural grounds, but now used to support a fishing centre and Caravan Club restricted use for caravans. This should be the limit of any development on this site, the fishing lakes being the result of unlawful excavation by the present owner purporting to supply gravel to the rebuilt Arlesey Bridge embankment.</p>

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

Submitted by	Comments
Raymond Rapacchi	<p>A beautiful asset has been created for the village of Henlow by the creation of these beautifully tended lakes and their environs. Part of the site is currently used by a small number of caravans (members of the National Caravaning Associations) The development of more facilities on this site would open up the site to a much larger number of caravans and motor homes visiting the site and staying for longer. I do not think that this form of expansion and development at the site would enhance the view of the Parish boundary and does not complement the business of Champneys, the largest employer in the village.</p>

Site Allocations, Issues and Options Consultation

Ref Number: E75a

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

Submitted by	Comments
Mr Ray Rapacchi	<p>Very worried by the overnight parking proposed on this site, the adjacent British Rail Car Park is already a security issue and this is not an appropriate use for this site. The development would impact on the environment detrimentally for a small and unspecified increase in employment Although a small business/science park might be an appropriate use it is very worrying that the developer envisages any expansion of the current land by the parking of touring caravans on the site as this increase on the current use would require permanent official site status and the necessity of building the required services for this expansion, eg shower facilities etc. The land may be on a flood plain. The site already provides services for the disabled and no expansion would seem to be necessary.</p>
Mrs Ann-Marie Cleghorn	<p>The representations made in relation to the E75 proposal are repeated.2.The use of the site for offices and industrial units was proposed by the Council in the original draft of the District Plan about 1990 but withdrawn after a strong and vigorous objection by the Parish Council and local residents. At no time since has the Council supported such units and to introduce such uses in 2008 would be wholly inconsistent with the established policy of treating this site as part of open countryside of landscape quality.3.Office buildings in several floors and even small industrial units would be highly visible in the area and affect the visual amenity of the area and the setting of the Listed Building (See paragraphs 5 and 6 to Reference E75)4.Location of such employment would be wholly inconsistent with the policy of sustainable development nationally and paragraph 8 of the E75 Representations equally applies.5.The proposal of an overnight commercial stop is equally unjustifiable on this poor transport location encouraging deviation from the A1M. In addition vehicular activity during the night-time period inherent in the proposal with starting engines, manoeuvring and beepers would be detrimental to the amenity of local residents in this quiet area and to the guests sleeping at Henlow Grange. 6.Neither proposal qualifies as “Smaller Scale Development”. It is noted in this respect that no floorspace is given for the employment uses proposed.7.The development would be wholly at variance with the policies in the preferred policy options for the location of employment and commercial development in the countryside.</p>
Mrs Wendy Rapacchi	<p>The development would impact on the environment detrimentally for a small and unspecified increase in employment Although a small business/science park might be an appropriate use it is very worrying that the developer envisages any expansion of the current land by the parking of touring caravans on the site as this increase on the current use would require permanent official site status and the necessity of building the required services for this expansion, e.g. shower facilities etc. The land may be on a flood plain. The site already provides services for the disabled and no expansion would seem to be necessary.</p>

Ref Number: E76a

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

Submitted by	Comments
Mrs Ann-Marie Cleghorn	<p>The Representations made in relation to the E76 proposal are repeated.2.The revision of the proposal to leisure and recreation on the whole site as now suggested, including “rural style buildings for leisure use”, wherever they may be, would carry the same effects as set out in paragraph 3 (i) to (iii) of the previous representations. The uses would be visually intrusive and harm one of the few areas of wooded countryside in East Bedfordshire. The site is conspicuous from the road. A recent use for caravans on the western part of the site was particularly intrusive in the country scene. 3.The existing low level of leisure activity (which has been subject recently to creep by the stationing of caravans) is unfortunate but not inconsistent with the provision of the site in the countryside. There is no need to create more lakes by mineral extraction, there being sufficient in this part of the Ivel Valley and a more intensive leisure use whether the subject of building or the stationing of caravans is harmful to visual amenity. The leisure uses should remain as at present limited to the south east corner of the site which confines their visual impact from the A507</p>
Mrs Wendy Rapacchi	<p>The development would impact on the environment detrimentally for a small and unspecified increase in employment It is very worrying that the developer envisages any expansion of the current land by the parking of touring caravans on the site as this increase on the current use would require permanent official site status and the necessity of building the required services for this expansion, eg shower facilities etc. Such a development would provide very few employment opportunities although it would provide leisure facilities for those outside the village. The site has security issues as it is next to the railway line and on a flood plain. Access from the A507 is problematic for cars and difficult for caravans. The site already provides services for the disabled. As the lakes are currents infested with heavy weed the current facilities are underused as a fishing lake and its expansion to a caravan park is an unnecessary diversification.</p>

HENLOW APPENDIX TWO
Email Representations

Name	Subject	Comment
Roger Chick On behalf of Bedfordshire Area, Ramblers' Association	E75a Henlow Aggregates, Arlesey Road - Henlow	Objection - This proposed site, adjacent to site E76a, is bounded by two public rights of way. Henlow FP7 runs along the east boundary of this site; FP8 runs along/inside the south boundary. These are both much-used routes. The proposed development and vehicular movements would adversely affect the views and pleasure in using these popular rights of way. The Ramblers' Association object to this proposed site.
Roger Chick On behalf of Bedfordshire Area, Ramblers' Association	E76a Henlow Lakes, Arlesey Road Henlow	This proposed site, adjacent to site E75a, is bounded by public and permissive paths on all sides. Henlow FP8 runs along the west boundary, FP8 runs along/inside the south boundary, and permissive paths run along/inside the northern and eastern boundaries. Sympathetic development for proposed leisure and recreation use could be acceptable subject to existing public rights of way not being affected. Possible scope for additional rights of way and/or permissive paths.
Miss M Joy	Henlow Ref: 103a	"This site is entirely inappropriate for development as it has no safe, logical access. The entrance to the site is at the very narrowest part of the High Street where it is impossible to pass on the correct side of the road any evening as there is a continuous line of parked vehicles from outside 85 High Street (The Limes), right down as far as 23 High Street. If you are passing the portion of the road from Town Farm as far as The Limes and you meet a bus or a HGV, the northbound traffic is forced to mount the pavement to allow the traffic to pass. This is entirely unacceptable when there are vulnerable people in the vicinity (6 bungalows for the elderly/infirm and a Care Home) as well as the children on their way to/from Raynsford Lower School. As the landowner has suggested/implied by making this application, that he wishes to sell the land, then much more public good may be achieved by compulsorily purchasing the footprint of chalet bungalow at 53 High Street to be utilised as a public parking area to attempt to relieve the totally unacceptable traffic situation along Henlow High Street."
Bert Schrier (Henlow Parish Council)	Henlow	See Appendix 3
Bert Schrier (Henlow Parish Council)	Henlow	I have however had a telephone call from Henlow Village Design Association regarding item 12) - Land at Westfield Road. 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. The other comments regarding the development being outside the existing development area etc. are still relevant.

Name	Subject	Comment
Janet Sandford	Henlow H299	<p>We have lived in Henlow for forty years, Over thirty of them have been in Westfield Road, It was once a quiet cul-de-sac, when my children were young it was a safe place for them to play in, and that goes for the few children that live here at present. It has been turned into a car park for some residents in Clifton Road to park here, making it difficult for us who live in the road to get to our own drive ways at times. These days nearly ever house has at least two cars, If it goes a head and puts another 24 houses or more in Westfield Road, that could mean nearly 50 more vehicles, trying to get in and out of this once quiet road, plus more Delivery Vans and Lorries. People parking along the Clifton Road, make it a blind spot for us to leave the road at times, which could cause a accident if there is any more vehicles using Westfield Road as an Exit. This one objection to having more houses in Westfield Road.</p>