

STONDON 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.

STONDON APPENDIX ONE
Survey Additional Comments

Ref Number: H047

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
Diane Turner	<p>A number of issues need to be considered :-</p> <p>Schooling - The current middle school Robert Bloomfield is already over subscribed and the lower school is on a very small site.</p> <p>Traffic - Currently the access suggested is not suitable for the additional amount of traffic, access onto Shillington Road is also not suitable for any additional traffic.</p> <p>Public transport - bus services are already restricted at this in of the village.</p> <p>Amenities - currently at this end of the village there is only a small village store and a hair dressers.</p> <p>Countryside - concern about the reduction of the natural environment to the area flora, fauna, animal life in general. Therefore there would be more suitable partly developed sites in the other areas of the village.</p>
Gavin Simkins	<p>Lower Stondon does not need any more large scale housing areas. It will put the existing infrastructure under increasing pressure e.g. School, Surgeries & Roads.</p>
Mr Andrew Smith	<p>Stondon has very poor facilities, which are already being over stretched by the constant building taking place in the village. The local schools will soon be full. Getting an appointment at the surgery with out taking time off work takes ages, and as far as a, NHS dentist goes, well that's a joke.</p> <p>Traffic is another major problem with it taking over 30 minutes some mornings to reach the start of Hitchin/Icleford on roads which sometimes look more like rivers, due to poor drainage.</p>
Mr K M Dellar	<p>I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.</p>
Mr K. Batchelor	<p>Stondon Village [area around Mayfield Crescent] is a small, close knit and ageing community. Any future development especially in the fields to the rear of 40-80 Mayfield would put extraordinary pressure on the weak drainage system, sewage system and telecommunications systems.</p> <p>At present the main reason for our family moving to the village was to escape from a large development and a town environment, with its attendant and associated problems. The proposed development will cause a large expansion in traffic and impact on all of our lives.</p> <p>This development should not be allowed to happen at any cost.</p>
Mrs Eldin	<p>The site at the back of Mayfield Crescent will not only spoil my view, it will also add to the existing problem with rats and mice.</p>
Nigel Benson	<p>Stondon has had significant development over the last 10 years, which has ripped the heart out of the village. I could not support any further large scale housing developments. In addition, this site encroaches into green open land outside the village envelope.</p>
Rita Drinkwater	<p>Stondon has been developed over the past few years, at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peek times is horrendous.</p>

Submitted by	Comments
Sarah Moxey	<p>This is perfect green field land. there are lots of empty spaces or areas of urban ugliness which should be cleared and cleaned up and re-used. i know it is not in beds but Stevenage has unused central buildings without occupants.</p> <p>I do not think any green field land should be used at all.</p>
Short . R.E	<p>Yes I have put my remarks, yes we have one shop and one post office, but as for he bus you are hoping 201 for Bedford, the same 201 two times per day, 89 for Hitchin the morning , 905 at 8.40 there and back and again at 1.30 pm there and back, why do you think folks who come here to live 6 months at a time move out? no where for the kids to go, no youth clubs, only 2 play parks, no pubs, we now have to shop in towns. Are you going to put up a bigger sewer for all these houses you hope to put up and I for one are not putting up with the noise from their kids, this is a quiet place we live in. As for the school- you must be joking, where will these new people go? If you thing you can put up all these houses at the back of mine where over the block, you too can have the rats like us so why don't you find some where else to put the houses not here!</p>
Mr S Mofarland	<p>With one small overcrowded school, one small shop no other amenities, four busses a day. None on Saturday pm or bank holidays, no post office. Where do you think, if you decide to go ahead with this estate the people are supposed to go at night? I suppose more gangs on the street.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H079

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

Submitted by	Comments
Mr Kerry M Dellar	This application appears to offer what Stondon needs.
Peter Brown	This site has been applied for before and with the offer of a substantial planning gain for the village. Our village only has a 1930 village hall which is not even owned by the village. The walking distance to local shops (we have 24 retail outlets) is stated as in excess of 30 mins but is in fact nearer to 3 or 4 minutes.

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

Submitted by	Comments
R Weedon	Any sites need to have new infrastructure to accommodate any new houses etc.

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
Bridges	In a small village of mainly domestic properties this type of development would not enhance village life but burden an already overloaded infrastructure and services with increase in traffic, noise and loss of environment. There would be no advantage or little benefit to the village. There has been enough development in the village already.
Christine Brown	The site referred to will cause terrible congestion we have enough problems at the moment at the roundabout at the Station/Bedford Road end and since the traffic lights were erected at Henlow Camp rush hour morning and evening is a nightmare. The infrastructure will not sustain any of the proposals that you have earmarked for Lower Stondon let alone all of them. I keep hearing that the services and facilities would be improved but is that the same guarantee as Rita Drinkwater gave when she visited my husband 18 months ago and assured him that this was green belt land and there was no intention to build on it! - if I wanted to live in a built-up area or a town I would move to Shefford or Biggleswade, we need smaller villages not just towns. Stondon is not meant for large scale building and cannot sustain it so why are you trying to destroy our countryside like this?
Colin Fisher	Re-vamping of existing light industrial area would be a better proposition.
Gavin Simkins	Lower Stondon does not need any large scale mixed sites. Although they may provide employment the increase in housing is not needed! It will put the existing infrastructure under immense pressure e.g. surgery, schools and roads.

Submitted by	Comments
John Rozmus	<p>My house is in Station Road adjacent to where a likely pedestrian link would probably connect to the new development (owing to an existing private access road). I strongly suspect that this access would evolve into a full blown vehicle access point with cars and larger goods-vehicles passing immediately alongside my property, resulting in increased noise and emissions pollution and thereby affecting my rights to a quiet existence.</p> <p>Any further large developments in Stondon will put an unbearable strain on the sewage and water infrastructure which already is problematical at the Bedford Road/Hitchin Road end of Station Road.</p> <p>Over recent years the increased number of cars in the village has meant there is more street parking which has, in turn, caused more traffic during the rush hours. Building more houses / commercial properties will only exacerbate this problem.</p>
Nigel Benson	<p>Stondon has had significant development over the last 10 years, which has ripped the heart out of the community. I cannot support any further large scale development.</p> <p>In addition, the developer is offering a community building. The Parish already has community buildings, and a recent village survey has shown that there is no real demand for such a facility on top of what is already available. Existing commercial recreation/leisure amenities e.g. Bird in Hand pub and Indian Ocean restaurant, have struggled financially, so the provision of another community facility would lead to crippling costs which presumably would have to be covered by Council Tax payers.</p>
R. Briscoe	<p>At present Station Road is a very busy road. It also appears to be used as a car park. No access to station road. One GP surgery with limited parking facilities hence parking on the road. Two new estates on Bedford road with no added GP surgery or other services. I have lived in Stondon for the past 40 years but that one surgery.</p>
Rita Drinkwater	<p>I am not sure whether an agreement could be secured for a community centre on either site as this would need at least 200 dwellings. 28% affordable housing & also the possibility of the new tariff system to 106 agreements.</p> <p>Stondon has been developed over the past few years ,at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peek times is horrendous.</p>
Sarah Moxey	<p>Green land should be kept thus.</p> <p>There should only be house building on spoiled land.</p> <p>Jobs should be shown to be here first - and only then consideration to housing be given.</p> <p>If jobs are available locals will not need to travel thus helping the environment.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H095

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
M. Morris	Progress for Stondon for the future.
P. Morris	Progress for Station Road Stondon for the future.

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
Bridges	A large development like this would destroy village life and environment-increase in traffic, noise and overburden of already stretched local services and infrastructure. This would also take up land outside the settlement envelope. It will not enhance quality of village life. The has been enough development in the village already-enough is enough!
Christine Brown	I am not going to enter into all 12 sites you have earmarked for Stondon just the two I have responded to but surely you must realise that a small village like Stondon, yes small it is not a large village until we had at least 200 houses built in the area over the last 5 years (approx). We cannot accept the Councils view that putting houses where they can be fitted is OK even if the government guidelines dictate this. Stondon is a small village it cannot sustain the extra housing, the services I know from experience will not be improved and we suffer already with buses, surgery, shops. The main route through Station Road from Shillington is used as a rat run already and the traffic congestion since traffic lights were installed at Henlow Camp are a nightmare. Stondon is a village and should not be considered high priority for more housing we have had enough already during this last decade - it has to stop somewhere unless you are trying to turn every village and town into a smaller Stevenage!
Mr K M Dellar	I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.
Nigel Benson	Stondon has had significant development over the last ten years, and I would not support any further large scale housing development. In addition, this site is in a very inaccessible location, and would look out of keeping with the current village envelope being backfill behind existing dwellings. Access onto the A600 from such a large scale development would cause traffic safety problems.
Rita Drinkwater	Stondon has been developed over the past few years,at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peek times is horrendous.

Ref Number: H132

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 H132 - Land at Trinity College Farm, Lower Stondon Lower Stondon is identified in the Core Strategy as a large village and small scale development would be considered here. This site could provide between 25 and 50 dwellings although there is mixed use potential for housing and employment. The wider area beyond the submission site provides opportunities for open space, woodland planting and more formal recreation as well as an opportunity to create a small business park. The land is not within the flood plain and is of average quality agricultural classification. Good access is available from the Shillington Road and a right to acquire land in order to improve access. The site is a former gravel pit in part and may well be considered brownfield in characteristics. The owner is able to provide a community centre for young people and the wider community and other facilities.

Site Allocations, Issues and Options Consultation

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
Diane Turner	<p>A number of issues need to be considered :-</p> <p>Schooling - The current middle school Robert Bloomfield is already over subscribed and the lower school is on a very small site.</p> <p>Traffic - Currently the access suggested is not suitable for the additional amount of traffic, access onto Shillington Road is also not suitable for any additional traffic.</p> <p>Public transport - bus services are already restricted at this in of the village.</p> <p>Amenities - currently at this end of the village there is only a small village store and a hair dressers.</p> <p>Countryside - concern about the reduction of the natural environment to the area flora, fauna, animal life in general. Flood Plain - this may affect existing residents. Therefore there would be more suitable partly developed sites in the other areas of the village.</p>
Gavin Simkins	<p>Lower Stondon does not need any more large scale housing areas. It will put the existing infrastructure under increasing pressure e.g. School, Surgeries & Roads.</p>
Mr K M Dellar	<p>I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.</p>
Nigel Benson	<p>Stondon has had significant development over the last ten years with no real improvement in infrastructure, and I cannot support any further development of this size. This particular site is outside the village envelope on green open land. Access from the site onto the Shillington Road would be difficult.</p>
Rita Drinkwater	<p>Stondon has been developed over the past few years,at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peek times is horrendous.</p>
Sarah Moxey	<p>Keep green fields green or the whole of the south east will disappear under concrete creating unsustainable living situations.</p> <p>Historically the new houses in the village have not resulted in a surge of support for local facilities - just an overburdening of the doctors already busy surgery.</p> <p>There is no need for new social infrastructure as we have this in the village.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H140

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
M. Morris	Progress for Stondon for the future.
P. Morris	Progress for Station Road Stondon for the future

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
Bridges	A large development like this would destroy village life and environment-increase in traffic, noise and overburden of already stretched local services and infrastructure. This would also take up land outside the settlement envelope. It will not enhance quality of village life. The has been enough development in the village already-enough is enough!
Gavin Simkins	Lower Stondon does not need any more large scale housing areas. It will put the existing infrastructure under increasing pressure e.g. School, Surgeries & Roads.
Mr CW Clarke	This Site has on other occasions tried to obtain housing permission but has been rebuffed. Its present usage is much in keeping with the village and does not infringe upon villagers traffic problems nor school or Doctors surgery. If allowed to place houses there all these points are very important.
Mr K M Dellar	I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.
Nigel Benson	Stondon has had significant development over the last ten years, without any improvement in infrastructure. I cannot support any large scale development of this nature. In addition, there are already a number of village community facilities, which struggle to exist with existing volunteer "labour". Commercial leisure/recreational facilities struggle commercially (e.g. Bird in Hand and Indian Ocean restaurant), and in a recent village survey, there was no demand expressed for a further community centre.
Rita Drinkwater	Stondon has been developed over the past few years ,at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peek times is horrendous.
Sarah Moxey	This site is a bit ugly and would benefit from an update - housing could be put on the recycled land but that would deprive the area of an historic amenity - though i would not miss the noise that travels quite far. However, there should be good local jobs so that the people would not need to further clutter our roads. This would bring a community. I am totally against a community centre as we already have a village hall doing this job admirably.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Carol Bond	The site in question has a right of way through it which would need to be taken into consideration if the site is developed.
Dr M J A Trudgill	This site is in the undershoot/overshoot of a busy runway at RAF Henlow. Without considering the noise to potential residents it remains a hazardous area for development. Aircraft shortly after takeoff or on approach to landing are a low altitude in this area and currently fly over this space to avoid the surrounding built up areas.
Michael John Tenwick	As local footpaths officer for the ramblers association, footpath 5 on the definitive maps for Stondon parish is not clearly defined within the proposed development of H140 and H142. Can you advise of the plans for this existing right of way?

Site Allocations, Issues and Options Consultation

Ref Number: H142

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
Bloomsbury Homes Ltd	This site was promoted in January 2007. It is small enough for a discreet addition to this defined Large Village, being well contained and located for facilities, and large enough to bring benefits to the community (e.g. affordable housing). It is an obvious and logical piece of rounding off. The site is under option and, therefore, deliverable.
M. Morris	Progress for Stondon for the future.
P. Morris	Progress for Station Road Stondon for the future.

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
Bridges	A large development like this would destroy village life and environment-increase in traffic, noise and overburden of already stretched local services and infrastructure. This would also take up land outside the settlement envelope. It will not enhance quality of village life. There has been enough development in the village already-enough is enough!
Gavin Simkins	Lower Stondon does not need any more large scale housing areas. It will put the existing infrastructure under increasing pressure e.g. School, Surgeries & Roads.
John Rozmus	My house is in Station Road opposite to where the proposed access road, to the new development, would be situated. Hence I would have to endure the large number of vehicles turning in and out of this new road resulting in increased noise and emissions pollution and thereby affecting my rights to a quiet existence. Any further large developments in Stondon will put an unbearable strain on the sewage and water infrastructure which already is problematical at the Bedford Road/Hitchin Road end of Station Road. Over recent years the increased number of cars in the village has meant there is more street parking which has, in turn, caused more traffic during the rush hours. Building more houses will only exacerbate this problem. Stondon has already doubled in size over the last 20 years. We have "done our bit".
Mr K M Dellar	I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.
Nigel Benson	Stondon has had significant development over the last ten years, without any improvement with infrastructure and facilities. I cannot support any further large scale development. This particular site is in a very inaccessible location, and would cause problems with access onto Station Road. In addition, it represents backfill onto open ground.
Rita Drinkwater	Stondon has been developed over the past few years, at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peak times is horrendous.

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

Submitted by	Comments
Michael John Tenwick	As local footpaths officer for the ramblers association, footpath 5 on the definitive maps for Stondon parish is not clearly defined within the proposed development of H140 and H142. Can you advise of the plans for this existing right of way?

Site Allocations, Issues and Options Consultation

Ref Number: H176

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

Submitted by	Comments
Mr D Merricks	<p>This site was promoted in 2007. It is previously developed land within the Settlement Envelope of a designated Large Village. Stondon has seen considerable new residential development on both brown and greenfield sites and the redevelopment of this site would be compatible with that process.</p> <p>The existing commercial premises remain difficult to let and the changes in Business Rate levy will add to the problems of financial viability.</p> <p>Residential redevelopment would be an appropriate new use.</p>

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

Submitted by	Comments
Naomi Gruzelier	<p>I currently live at 28 Bedford Road and the access to this site beside 26 is only big enough for a transit van. Also number 26 - 36 have access to their garages from beside 26 and there is also a small amount of additional space behind our garages where we park our cars, although the land is owned by Peckworth Industrial Estate. Therefore if houses are built behind us we would lose our parking and this would create further congestion and parking problems. The parking along Bedford Road near the roundabout for occupants and people attending the public house or shops is extremely limited already. This really needs to be taken into consideration if these plans are approved. Im sure the tenants from 26-36 Bedford Road would be more than prepared to purchase a small piece of land adjacent to our garages to ensure parking.</p>
Sarah Moxey	<p>This land is already spoiled so could be re-used for housing without taking virgin green fields away. Some larger style houses could lift the area a bit rather than making it a mobile home /started home ghetto.</p>

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
Gavin Simkins	<p>Lower Stondon does not need any more large scale housing areas. It will put the existing infrastructure under increasing pressure eg School, Surgeries & Roads.</p>
Hill	<p>The local utility services will not be adequate to cope with the increased population. The waste system will require improvement. Domestic bath/shower, sewage and storm water.</p>
Mr K M Dellar	<p>I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.</p>

Site Allocations, Issues and Options Consultation

Ref Number: H190

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
Nigel Benson	<p>Stondon has had significant development over the last ten year, with infrastructure and facilities failing to keep up. I strongly oppose and further development of this nature.</p> <p>This site would look out of context as a block of houses remote from other large scale developments. There are already a number of food outlets in the Henlow Camp shopping area; there was a garden centre in the village which was closed down on economic grounds.</p>
Sarah Moxey	<p>Please preserve this farm land.</p> <p>Instead utilise the wasted spoiled land found in pockets in every town. Derelict and run down areas need to be rebuilt and upgraded before we even think about desecrating our green fields.</p> <p>"We do not inherit the land from our fathers - we borrow it from our children" American Indian quote.</p>

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

Submitted by	Comments
Michael John Tenwick	<p>As local footpaths officer for the ramblers association, footpath 4 on the definitive maps for Stondon parish is not clearly defined within the proposed development of H190. Can you advise of the plans for this existing right of way?</p>

Site Allocations, Issues and Options Consultation

Ref Number: H208

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
Gavin Simkins	Small scale housing areas would be OK for the village and not have much impact on the existing infrastructure. More mobile homes may be needed in the future as older people 'downsize'

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
David Crumley	This site is greenfield agricultural land and should not be used. In preference any brownfield site should be used, e.g. site at Henlow race course. Using this site would have significant detrimental effect on the local countryside.
Mr K M Dellar	I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.
Nigel Benson	Three Star Camp is already a large facility, giving a reasonable proportion of this kind of dwelling in this village.
Sarah Moxey	There are already a huge number of mobile homes in three star parks and in long close and the ratio in the village is somewhat unbalanced. if anything the village should benefit from houses at the other end of the scale. as mobile homes are not brick built I do not think it sensible to put them so near a busy main road as the traffic is too noisy especially for the people who may have retired and be at home all day.

Site Allocations, Issues and Options Consultation

Ref Number: H209

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
Gavin Simkins	Small scale housing areas would be OK for the village and not have much impact on the existing infrastructure. More mobile homes may be needed in the future as older people 'downsize'.

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
Ghaemi	The existing drainage is insufficient to support yet more housing. The current culvert is blocked & broken leading to flooding of local properties. The local surgery and school are already working at full capacity. The infrastructure can't support more housing/ development. It will reduce still further the open green spaces in the village which has undergone rapid development in recent years.
Miss M Bradley	More houses spoiling the countryside, and more traffic congestion problems.
Mr K M Dellar	I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.
Nigel Benson	Whilst this is a smaller scale proposed development, it eats into an area of open space between existing dwellings on Station Road and the Stondon Transport Museum. It would therefore look incongruous, and could potentially lead to further application later to fill the whole of the open space between the existing dwellings and the museum.

Site Allocations, Issues and Options Consultation**Ref Number: H256**

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
Mitchell	There is great need for residential care houses in Mid Beds - and this requirement will increase. The site chosen appears to be in an ideal location and would benefit local people.

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

Submitted by	Comments
Sarah Moxey	Careful and respectful development into some sort of a retirement home could be possible though it would be best if it was priced to suit the local people - not like Pirton Grange at £1000 a week. If locals can afford to use it then there is a real benefit to the community and some jobs too.

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

Submitted by	Comments
Mr C R Richardson	Site is outside Stondon Village boundary. Stondon is already a large village and is current undergoing extensive housing development, the infrastructure cannot support any further development. Any permission would cause a flood of further development proposals. Mr Daniels is a voracious developer and any consent will be changed to get a housing development. The councils have always objected to development in the area and nothing has changed to alter this situation. Any development would seriously blight the quality of live of the existing residents adjacent to the proposed site.
Mr K M Dellar	I object to sites listed, I have only found one which I could and have supported and one other I cannot comment on.
Mrs L.D. Richardson	Holwellbury is a small hamlet consisting of six houses. The council has vehemently refused planning permission in the past for even a single dwelling and all the objections that were applicable before become even more tantamount in this application.
Rita Drinkwater	Stondon has been developed over the past few years, at an alarming rate. Time needs to be given for these to become established. Infrastructure with road link into Hulchin, traffic builds up a peak times is horrendous.

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

Submitted by	Comments
Carol Bond	The site in question has a right of way through it which would need to be taken into consideration if the site is developed.

STONDON APPENDIX TWO
Email Representations

Name	Subject	Comment
Ms Rosemarie Ann Gordon	Stondon, H256	<p>Dear Mr Duffy, With reference to the above application I have forwarded a hard copy of the previous DOE Inspectors reports and County Highways Department reports as supporting documents in the post to you at Vision Twenty One. I should like to register the following fundamental concerns relating to the proposed development of a "residential care home or residential institution type use" at Holwellbury.</p> <p>1. Isolated rural location a long distance from Stondon boundary Holwellbury is a small rural hamlet of six houses set in the open countryside midway between Holwell and Lower Stondon on the Hertfordshire/Bedfordshire border. Whilst Lower Stondon has been identified as a Large Village in the emerging core strategy, this proposal site is in fact located in the open countryside some considerable distance outside the village boundary, in a rural area surrounded on all four sides by working arable farmland. This is acknowledged within the submission. "The principle constraint that relates to this site is its presence within the open countryside." The map clearly shows that this site is NOT in close proximity to Lower Stondon or Henlow Camp. Development on this site would thus be contrary to the principles of the Local Plan Policy HO6, which sets strict controls for new development in the rural area.</p> <p>2. Highway Safety issues relating to access onto main A600 road. The proposed development would be accessed via the existing private drive from the main A600 road or via a new access onto the A600 created from the land which is to be developed. However, this is a matter for serious concern given that all previous applications for single additional dwellings at Holwellbury have been refused by Mid Beds District Council on the grounds of Highway Safety. In each case these refusals have been upheld at appeal by a number of DOE Planning Inspectors Reports which have highlighted the dangers of this junction with the main A600 road. As detailed in the accompanying report the Highway Authority has advised that the existing junction with the main road is considerably below the required national standards in terms of visibility. The Bedford Road is in fact the busy main A600 road between Hitchin and Bedford carrying a lot of traffic at substantial speed. Traffic along this section of the A600 is subject only to the national speed limit. The junction has substandard visibility primarily because of its concealed position near a bend and at the crest of a hill. Drivers turning right towards Hitchin can suddenly find cars coming round the bend at high speed.</p>

Name	Subject	Comment
<p>Ms Rosemarie Ann Gordon [continued]</p>	<p>Stondon, H256</p>	<p>Both DOE Inspectors concluded that the increased use of this seriously substandard junction at the A600 would be detrimental to highway safety and the free flow of traffic. These reservations, which concerned single additional dwellings, apply even more strongly to the larger volume of traffic generated by a large residential care home, which would certainly not give rise to "limited vehicular movements"! 3. Substandard visibility worse if new access were to be created. The applicants have stated that a new access onto the A600 could be created via their land that is to be developed. However, this would exacerbate the problem of substandard visibility as any new access point further to the South would be even nearer to the dangerous bend. 4. Dangerous stretch of road between Holwell and Lower Stondon There is a history of accidents and near misses along this stretch of the A600. In one particular example a car coming around the bend at high speed actually went right under an articulated lorry that was reversing out of the private drive. 5. No right of way over private drive for access to a care home. What has been loosely described as a "classified road" "unadopted macadam surfaced road" is in fact a quarter of a mile long private driveway that is entirely in my ownership. Whilst the applicants have a right of way along the drive to their land for existing residential use I would not be prepared to grant any additional right of way for access to a new residential care home development. It would obviously be totally unreasonable and unfair to expect me to pay for the increased repair and maintenance of a private driveway that would be used for the volume of traffic generated by all the building work, residents, visitors, staff, delivery vehicles, maintenance, dustcarts etc. The additional use of the driveway for the purposes of running a residential care home is not a use that would be allowed for in the deeds and I would, if necessary, mount a vigorous legal challenge. The applicants have not even had the courtesy or decency to inform me of their plans. It is all the more galling for me to discover that they just intend to make use of the private drive for this major development as if it were just a public "access road", with me picking up all the extra bills for maintenance/repair! In addition, the following statement made in the submission is wholly incorrect. "A gate is present to the northern site boundary.</p>

Name	Subject	Comment
<p>Ms Rosemarie Ann Gordon [continued]</p>	<p>Stondon, H256</p>	<p>This can be supplemented or replaced by a new access through the paddock if deemed appropriate" In fact, I own the wide verge areas on either side of the driveway and would not grant permission for a new and/or secondary access point to be created across the verges to this development. 6. Adverse impact on the tranquil rural character of the area The proposed development of the residential care home would greatly increase the built up area within this rural hamlet, contrary to the principles of Policy DPS5, which aims to ensure new development does not have a harmful impact on the amenity of a locality. Under the emerging core strategy "allocations of new development will mainly be made in Large Villages and only exceptionally in Small Villages." The small rural hamlet of six houses at Holwellbury is at a very much lower level in the settlement hierarchy than even a small village. Sensitivity of development is key within Policy DPS5. A large development such as a residential care home would add to the built development and consolidate the residential development in this area of open countryside. It would have an adverse impact on the tranquil rural character of the isolated rural hamlet due to the volume of traffic generated by residents, visitors, staff, builders, deliveries and so on. It is also a concern that the wording of the intended use in terms of "residential care home or residential institution type use" is vague and could allow the possibility of other forms of residential development. 7. No provision of the necessary mains sewage facilities The entire Holwellbury area and the surrounding farmhouses do not have mains drainage. Each individual property has their own septic tank. Mains drainage is only provided by Anglia Water as far as the Cherry Trees area. I have been advised by Anglia Water that they have no plans at all to extend the main sewer along the A600 towards the Holwellbury area. I was informed that this would be prohibitively expensive as it would require major works, including the provision of a pumping station, to enable the sewage to pass over the brook which lies in the low contours of the land. It is perfectly feasible for individual houses to have their own septic tanks. However, the applicants have not considered the provision of mains drainage facilities, which would obviously be an essential pre-requisite for any residential development of this scale. I should be grateful if you could take into account the above fundamental reservations when considering your recommendations. Kind regards, Yours sincerely, Rosemarie A. Gordon.</p>

Name	Subject	Comment
Mike Sowa	Stondon H256	As I was unable to attend the Mid Beds Consultation in Stondon Village Hall today I have had to resort to e-mail to address one of my queries. Application H256 (Holywellbury) proposes the development of a residential care home or residential institution. This along with some of the other proposals appear relatively vague. Please can you clarify what has been proposed for this site? If this is not known then what is actually covered by the terms residential care home and residential institution since the response by the local residents to an elderly peoples home or a prison would be very different?
Mrs V. McGrenery	Stondon, site H079	Dear Sir, reference the planning application detailed below, I have severe reservations about the accessibility of this site with the given numbers. We have recently had 2 sites developed along the Bedford Road and are currently experiencing a third. Access has been a problem with this latest site (as I gather it was not allowed through Signal Close) and is being created just over the brow of the hill (going south to Hitchin from Henlow Camp). This in itself is potentially dangerous. The development behind Cherry Trees necessitated the building of a new roundabout which controls the flow of traffic, however, the traffic created from 90-110 homes will severely increase the amount of vehicles using this part of the road - particularly in the morning and afternoon rush hours. Add to this the fact that large numbers of schoolchildren use the traffic lights at this time to cross the already busy road and I think you will agree that access from Birch Grove or Bedford Road is not a viable option. Given that Station Road is a through road from other villages for people commuting via the Bedford Road, I can't think that access from Allton Road is going to be other than hazardous for this size of development. Something in the region of 20-50 houses would seem far more sensible and hazard-free. I do feel however that the other developments earmarked for our village would not create any similar problems. Yours faithfully, Mrs V. McGrenery 19 Cherry Trees Lower Stondon
Mr & Mrs Blacow	Stondon	Dear Sir, we have just viewed the proposals for more housing here at Stondon. There has been a great deal of building in the last ten years, surely we must be near the limit. We have very bad public transport, the roads are in a bad state of disrepair, we have minimal amenities doctors surgery full already. Where will the sites in Mayfield crescent, behind station road ,have access from? Please register our objection particularly to the sites at Mayfield Crescent.