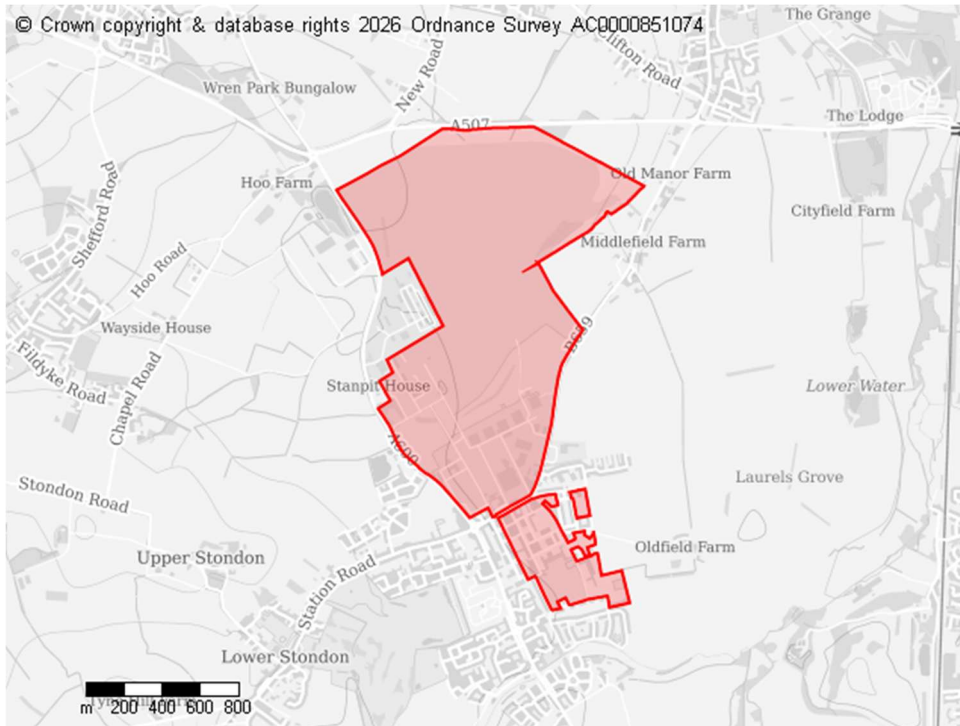


Stondon Parish Council – Responses to call for sites in adjacent villages

Site 135347 – RAF Henlow whole site

**Ward**

Clifton, Henlow & Langford

Parish

Henlow

Total Site Size (hectares)

199.36

Proposed Use

Residential, Employment, Green energy, Standalone green spaces, Other

To comment on this site link to CBC website is:

<https://centralbedfordshire.oc2.uk/document/99/9174#d9174> then click on Comments under 135347

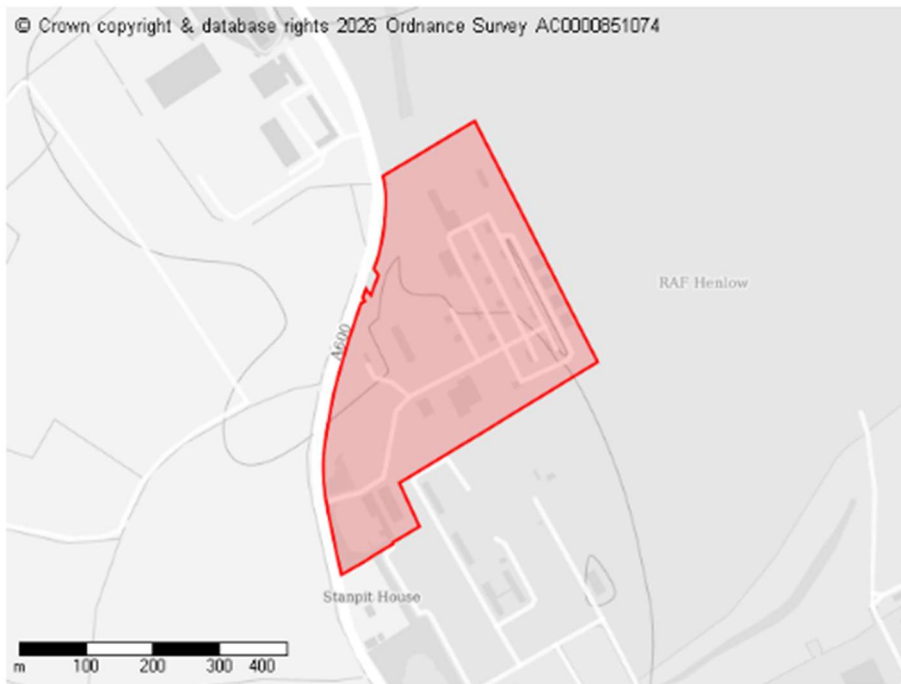
Development opposed in respect of residential use:

- Removes Grade 2 BMV farmland.
- Creates urbanising encroachment beyond settlement envelope into rural, open countryside.
- Creates visible built mass on elevated ridgeline down unsettled slope. Screening development unachievable. AONB beyond.
- Detrimental/harm rural identity, distinctive character of village, its setting/visual impact on wider rural landscape and views including PROW.
- Harms - doesn't respect, retain/enhance character, appearance and distinctiveness of local landscape as development doesn't extend southwards.
- Adversely affects beauty of the countryside - elevated views from/to village across intervening low ground.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Unsustainable distance from amenities creates car dependency.

Stondon Parish Council would be in support of use of this site for employment use or green energy, or standalone green space.

Stondon Parish Council – Responses to call for sites in adjacent villages

Site 135351 – Land between Stanpit House, A600 and RAF Henlow

**Ward**

Clifton, Henlow & Langford

Parish

Henlow

Total Site Size (hectares)

13.86

Proposed Use

Employment

To comment on this site link to CBC website is:

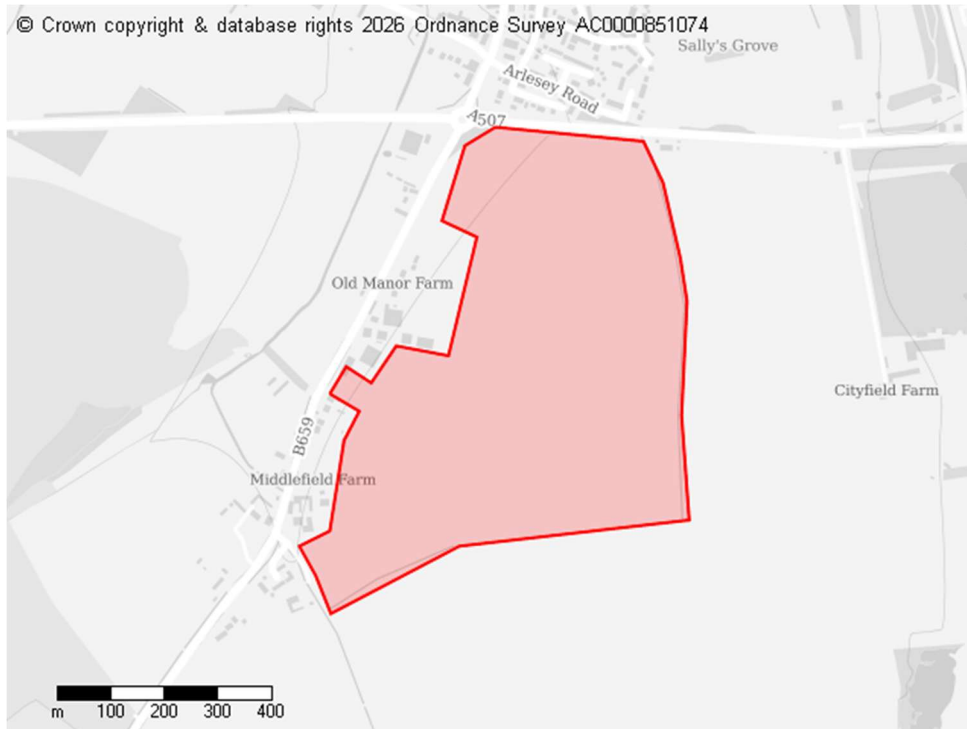
<https://centralbedfordshire.oc2.uk/document/99/9174#d9174> then click on Comments under 135351

Development would be supported for employment use:

- Established employment location with existing infrastructure.
- Supports economic growth plus job creation in the region.
- Efficient use of previously developed land – reducing pressure for development on greenfield site.

Stondon Parish Council – Responses to call for sites in adjacent villages

Site 136364 – Land stretching from A507 to rear of Old Manor Farm and Middlefield Farm

**Ward**

Clifton, Henlow & Langford

Parish

Henlow

Total Site Size (hectares)

38.85

Proposed Use

Residential, Employment,
Standalone green spaces, Other

To comment on this site link to CBC website is:

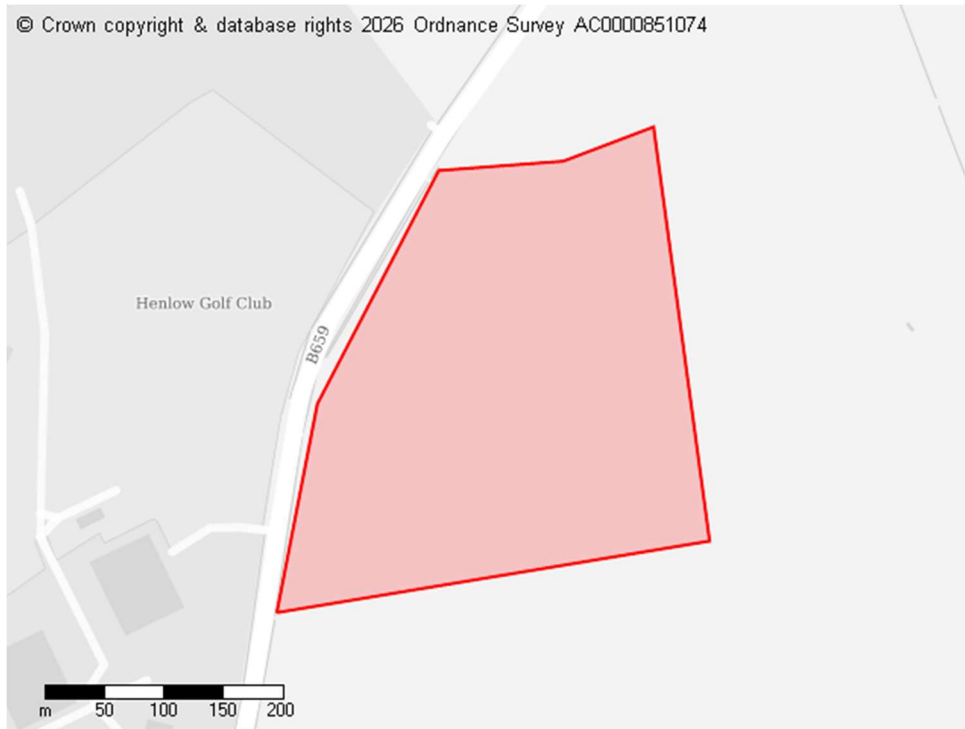
<https://centralbedfordshire.oc2.uk/document/99/9174#d9174> then click on Comments under 136364

Development opposed:

- Removes Grade 2 BMV farmland.
- Creates urbanising encroachment beyond settlement envelope into rural, open countryside.
- Detrimental/harm rural identity, distinctive character of village, it's setting/visual impact on wider rural landscape and views.
- Harm not respect, retain/enhance character, appearance and distinctiveness of local landscape as development doesn't extend southwards.
- Adversely affect beauty of the countryside elevated views from/to village across intervening low ground.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Unsustainable distance from amenities creates car dependency.

Stondon Parish Council – Responses to call for sites in adjacent villages

Site 136382 – Land opposite Henlow Golf Club



Ward

Clifton, Henlow & Langford

Parish

Henlow

Total Site Size (hectares)

9.81

Proposed Use

Residential, Other

To comment on this site link to CBC website is:

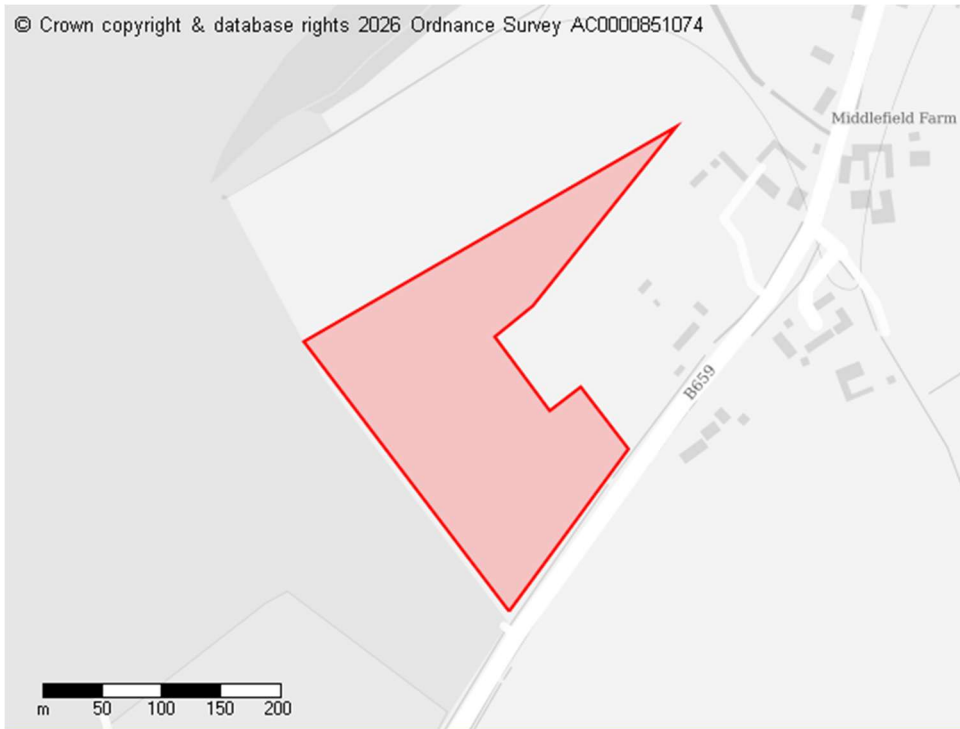
<https://centralbedfordshire.oc2.uk/document/99/9174#d9174> then click on Comments under 136382

Development opposed:

- Removes Grade 2 BMV farmland.
- Creates urbanising encroachment beyond settlement envelope into rural, open countryside.
- Creates visible built mass on elevated ridgeline down unsettled slope. Screening development unachievable. AONB beyond.
- Detrimental/harm rural identity, distinctive character of village, it's setting/visual impact on wider rural landscape and views including PROW.
- Harm not respect, retain/enhance character, appearance and distinctiveness of local landscape as development doesn't extend southwards.
- Adversely affect beauty of the countryside elevated views from/to village across intervening low ground.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Unsustainable distance from amenities creates car dependency.

Stondon Parish Council – Responses to call for sites in adjacent villages

Site 136391 – Land opposite Henlow Golf Club

**Ward**

Clifton, Henlow & Langford

Parish

Henlow

Total Site Size (hectares)

4.51

Proposed Use

Residential

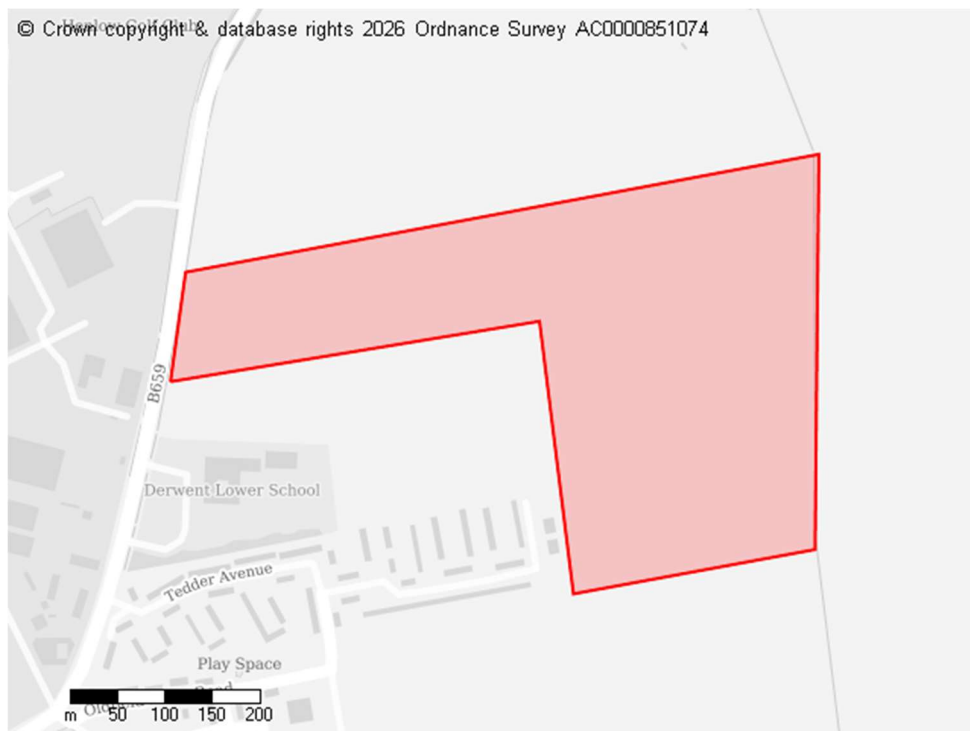
To comment on this site link to CBC website is:

<https://centralbedfordshire.oc2.uk/document/99/9174#d9174> then click on Comments under 136391

Development opposed:

- Removes Grade 2 BMV farmland.
- Creates urbanising encroachment beyond Henlow settlement envelope into rural, open countryside.
- Creates visible built mass on elevated ridgeline down unsettled slope. Screening development unachievable. AONB beyond.
- Detrimental/harm rural identity, distinctive character of village, its setting/visual impact on wider rural landscape and views including PROW.
- Harm not respect, retain/enhance character, appearance, distinctiveness of local landscape as development doesn't extend southwards.
- Adversely affects beauty of the countryside elevated views from/to village across intervening low ground.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Unsustainable distance from amenities creates car dependency.

Site 136452 – Land around Derwent Lower School

**Ward**

Clifton, Henlow & Langford

Parish

Henlow

Total Site Size (hectares)

16.25

Proposed Use

Residential

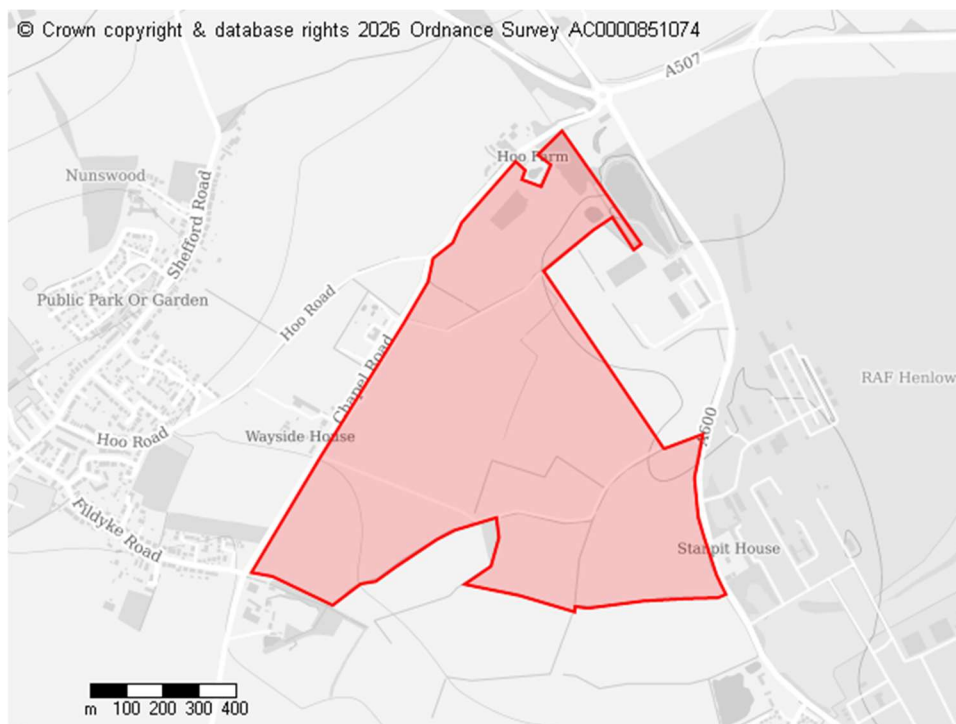
To comment on this site link to CBC website is:

<https://centralbedfordshire.oc2.uk/document/99/9174#d9174> then click on Comments under 136452

Development opposed:

- Removes Grade 2 BMV farmland.
- Creates urbanising encroachment beyond settlement envelope into rural, open countryside.
- Creates visible built mass on elevated ridgeline down unsettled slope. Screening development unachievable.
- Detrimental/harm to rural identity, distinctive character of village, it's setting/visual impact on wider rural landscape and views including PROW.
- Harms and doesn't respect, retain/enhance character, appearance and distinctiveness of local landscape as development doesn't extend southwards.
- Adversely affects beauty of the countryside.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Unsustainable distance from amenities creates car dependency.

Site 136749 – Land between Hoo Farm, Chapel Farm and Stanpit House off A600

**Ward**

Meppershall & Shillington

Parish

Meppershall

Total Site Size (hectares)

82.37

Proposed Use

Residential, Employment, Green energy

To comment on this site link to CBC website is: <https://centralbedfordshire.oc2.uk/document/99/9187#d9187> then click on Comments under 136749

Development would:

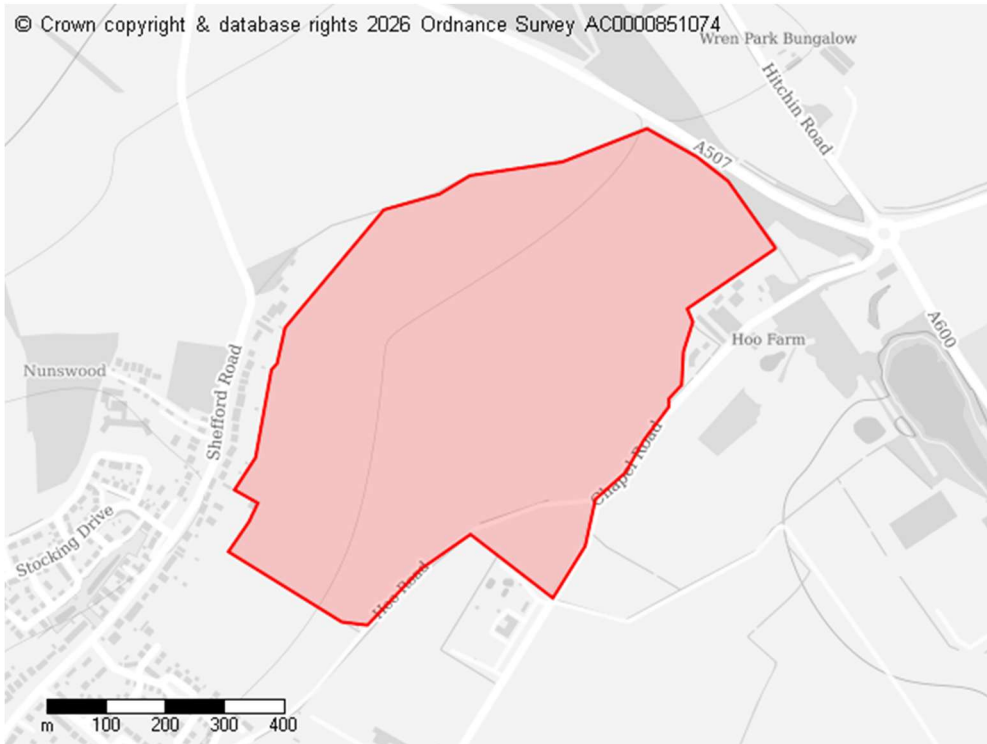
- Removes Grade 2 BMV farmland.
- Be a permanent, urban encroachment far beyond Meppershall village settlement envelope into rural, open countryside.
- Be unsustainable and have no connectivity to the village creating an isolated, car-dependent community.
- Risk coalescence and erode rural distinctiveness of separation between villages of Meppershall, Shefford, Henlow and Stondon.
- Alter visual impact/environment of village and transition from village to open countryside.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Lack of safe walking, cycling or public transport connections to facilities e.g.: schools, healthcare and shops.

SPC may look to support this site for green energy and employment if:

- Strict caps on floodlights/security lights to prevent light pollution in dark rural skies.
- Site layout/design sympathetic to open countryside and current commercial site and blends into the rural landscape and natural surroundings.
- Planting of local, native trees and hedgerows to screen buildings and site and blend it into the countryside.
- Effects on biodiversity are mitigated either on site or in villages of Meppershall/Stondon.
- Green energy is solar farm that has a direct benefit to the village. We object to a windfarm.

Stondon Parish Council – Responses to call for sites in adjacent villages

Site 136808 - Land between A507, Chapel Road and Shefford Road

**Ward**

Meppershall & Shillington

Parish

Meppershall

Total Site Size (hectares)

43.68

Proposed Use

Residential, Employment,
Green energy

To comment on this site link to CBC website is:

<https://centralbedfordshire.oc2.uk/document/99/9187#d9187> then click on Comments under 136808

Development would:

- Create permanent, urbanising encroachment beyond defined north-easternmost extent of Meppershall settlement envelope into rural, open countryside.
- Erode the unsettled elevated village hilltop ridgeline ribbon of development, rural identity, and local distinctive verdant character of the village and its setting
- Harm and not respect, retain or enhance character, appearance and distinctiveness of the local landscape character area contrary to the Landscape Strategy
- Be unsustainable with little connectivity to Meppershall creating distant, isolated, car-dependent community.
- Risk coalescence and erode rural distinctiveness of separation between Meppershall and Shefford.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.