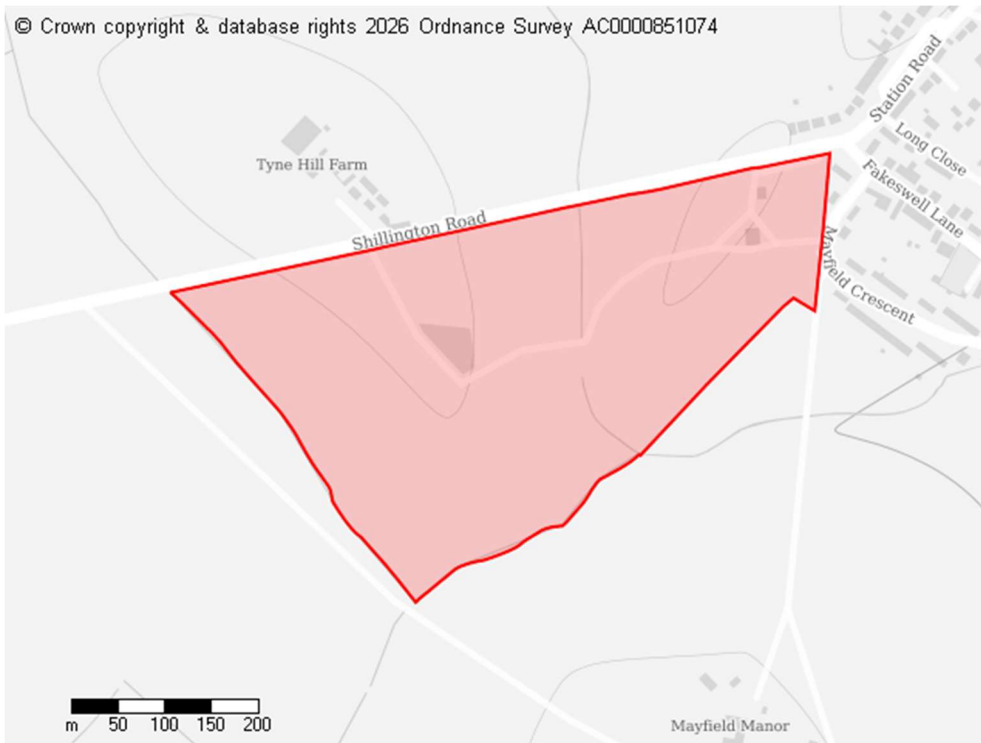


Stondon Parish Council – Responses to call for sites in Stondon

Site 136281 – Trinity College Farm, Shillington Road

**Ward**

Clifton, Henlow & Langford

Parish

Stondon

Total Site Size (hectares)

16.88

Proposed Use

Residential, Other

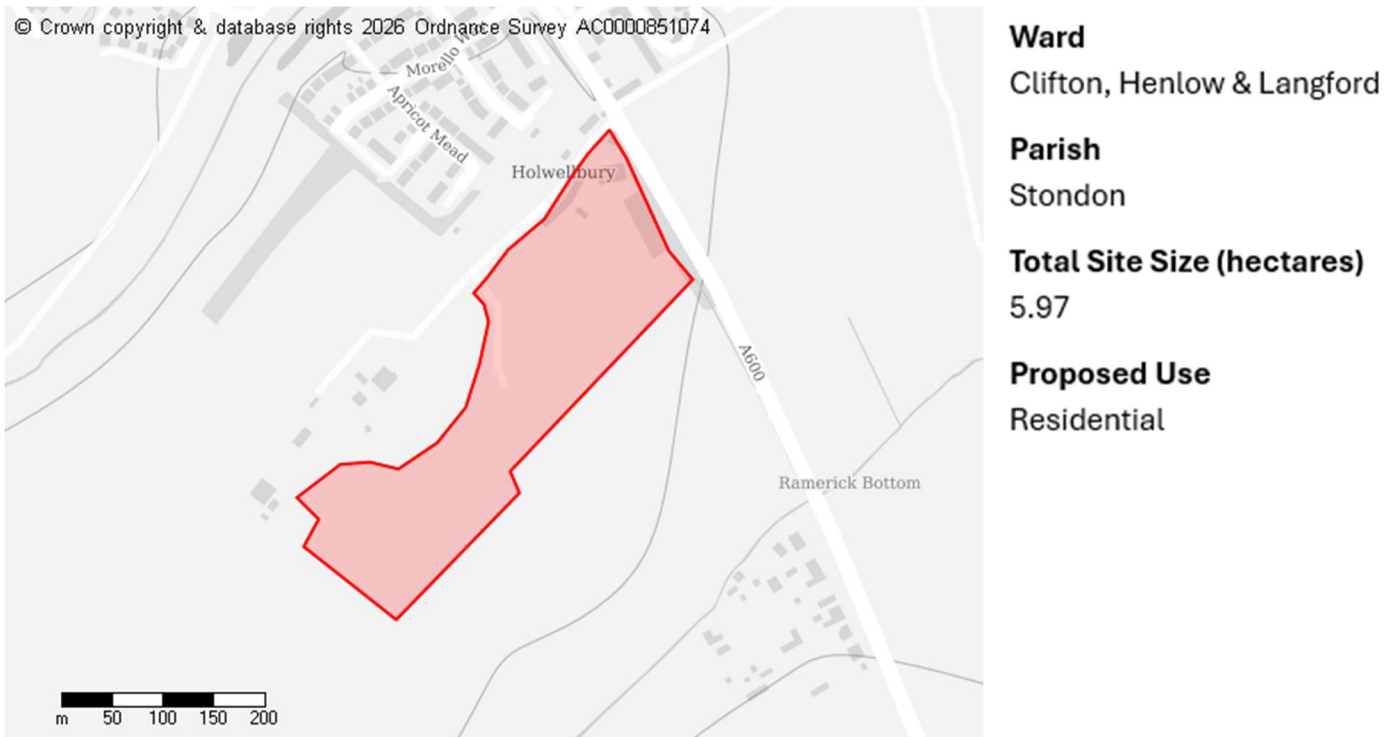
Development opposed:

- 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 is unachievable. AONB beyond.
- Detrimental/harm rural identity, distinctive character of the village, its setting/visual impact on wider rural landscape and views including PROW.
- Harm and not respect, retain/enhance character, appearance and distinctiveness of the local landscape as development does not extend southwards.
- Adversely affect beauty of the countryside elevated views from/to village across intervening low ground.
- Adjacent Flood Zones 2/3.
- Unsustainable distance from amenities creates car dependency.

Rejected as ALP270/NLP392

Stondon Parish Council – Responses to call for sites in Stondon

Site 136349 – Land south of The Chestnuts and Howell Bury House

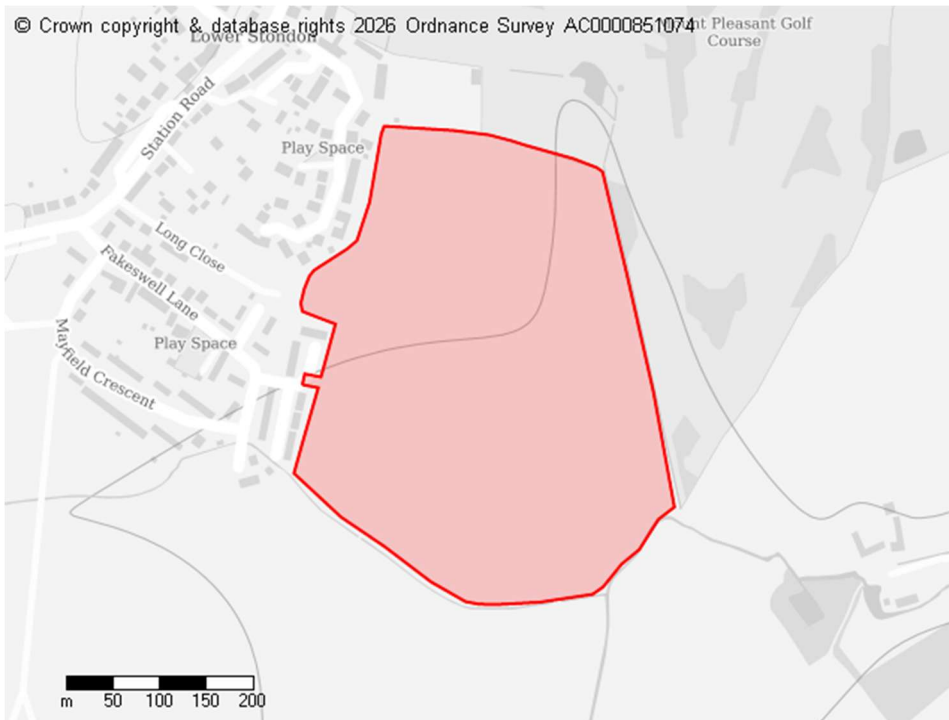


Development opposed:

- Removes Grade 2 BMV farmland.
- Creates significant built form/mass into rural, open countryside outside settlement envelope beyond village edge.
- Alter visual impact/environment of transition from village to open countryside.
- Be unsustainable with little connectivity to the village creating an isolated, car-dependent community.
- Lack of safe walking, cycling, public transport connections to facilities e.g.: schools, healthcare and shops.
- Risk coalescence and erode rural distinctiveness of separation between Stondon and Holwell.
- Highways safety issues: safe access, road speeds, pedestrian vulnerability and engineering challenges.
- Brownfield sites must be prioritised over greenfield.
- Further pressure on water/wastewater, Shillington Water Recycling Centre, healthcare, services.

Stondon Parish Council – Responses to call for sites in Stondon

Site 136421 – Land to rear of Hawthorne Way and Meadowsweet

**Ward**

Clifton, Henlow & Langford

Parish

Stondon

Total Site Size (hectares)

15.32

Proposed Use

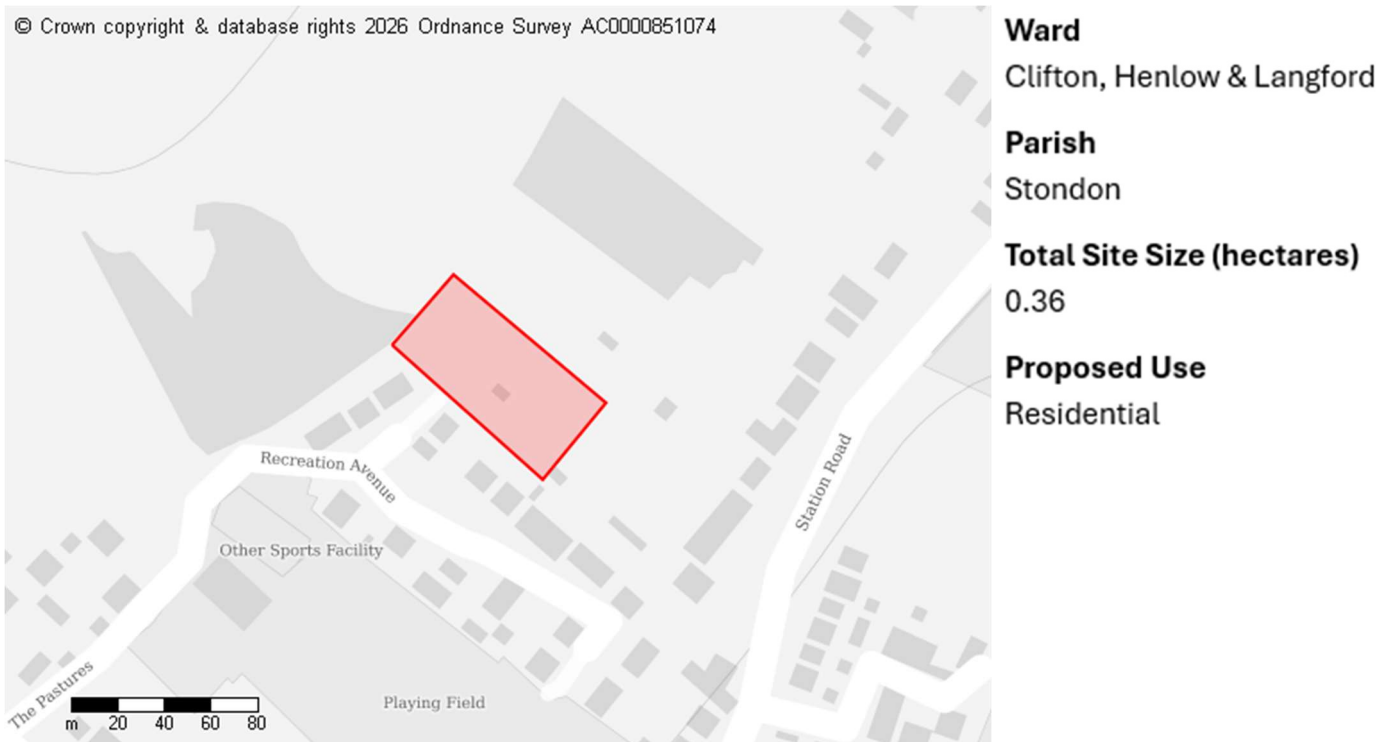
Residential

Development opposed:

- Removes Grade 2 BMV farmland.
- Creates significant encroachment into rural, open countryside outside settlement envelope beyond village edge.
- Alters current linear pattern of development creating backland built form/mass and unjustified landscape disruption.
- Alter visual impact/environment of transition from village to open countryside.
- Additional traffic would worsen Station Road and Bird-In-Hand roundabout congestion, safety, noise and air quality, contrary to T2.
- Southeast of site within Flood Zones 2/3.
- Have little connectivity to main village creating an isolated, car-dependent community.
- Use of Brownfield sites must be prioritised over greenfield.
- Further pressure on water, Shillington Water Recycling Centre, healthcare, schooling, services.

Stondon Parish Council – Responses to call for sites in Stondon

Site 136605 – Land Rear of Recreation Avenue and Station Road

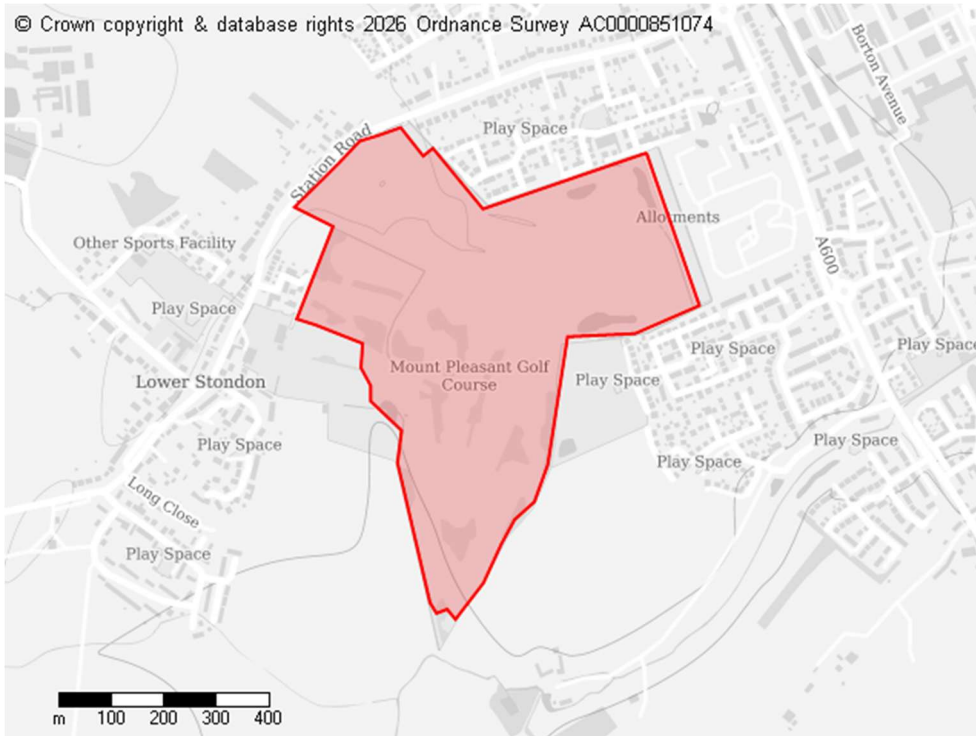


SPC may look to support this site if:

- Seamless addition to current development boundaries.
- Height of homes were limited so as not to create overlooking and alter the village skyline.
- Development and design were sympathetic to the adjacent developments and local design guides.
- Development was mindful of biodiversity net gain and exceeds the statutory minimum.

Stondon Parish Council – Responses to call for sites in Stondon

Site 136616 – Mount Pleasant Golf Club 1



Ward

Clifton, Henlow & Langford

Parish

Stondon

Total Site Size (hectares)

35.14

Proposed Use

Residential, Standalone green spaces, Other

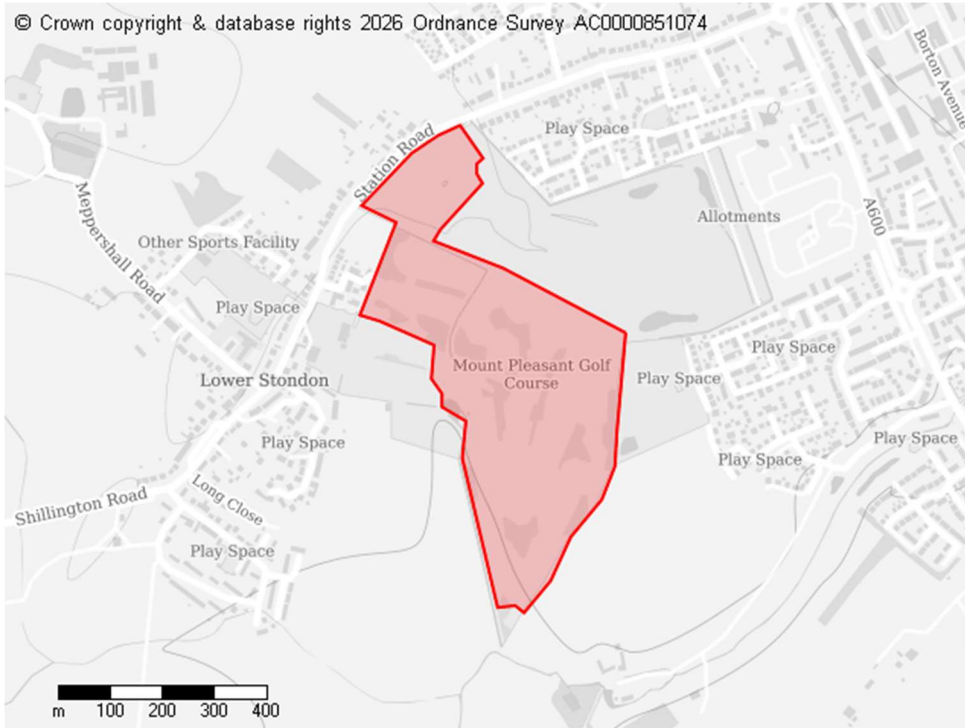
Development opposed:

- Removes Grade 2 BMV farmland.
- Impacts the pattern of development and create coalescence between southern ends of Stondon with large-scale expansion and built form/mass outside settlement envelope into open countryside.
- Removes rural landscape views over rising ground to south.
- Scale of development disproportionate to size of village, negatively impacting local services, education, infrastructure and community identity.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Need for Station Road highways engineering works demonstrate site is unsustainable.
- Loss of sporting amenity.
- Use of Brownfield sites must be prioritised over greenfield.

Site under appeal 6008979

Stondon Parish Council – Responses to call for sites in Stondon

Site 136624 - Mount Pleasant Golf Club 2

**Ward**

Clifton, Henlow & Langford

Parish

Stondon

Total Site Size (hectares)

21.72

Proposed Use

Standalone green spaces, Other

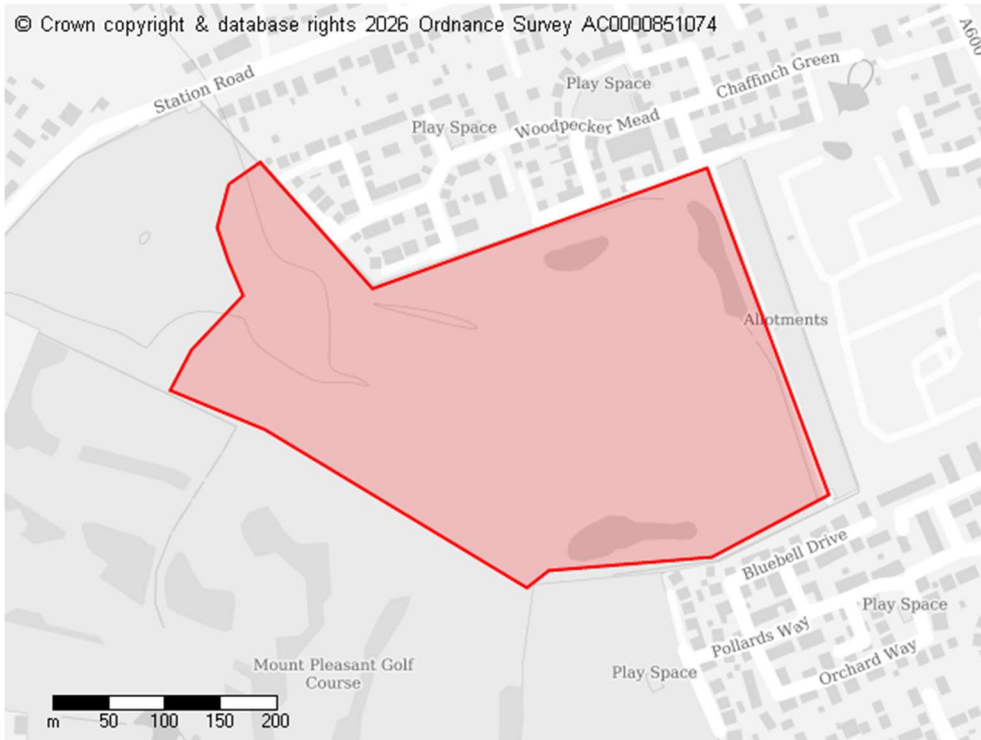
Development opposed:

- Removes Grade 2 BMV farmland.
- Impacts pattern of development/creates island of development and coalescence between southern ends of Stondon with large-scale expansion and built form/mass outside settlement envelope into open countryside.
- Removes rural landscape views over rising ground to south.
- Scale of development disproportionate to size of village, negatively impacting local services, education, infrastructure and community identity.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Need for Station Road highways engineering works demonstrate site is unsustainable.
- Loss of sporting amenity.
- Use of Brownfield sites must be prioritised over greenfield.

Site under appeal 6008979

Stondon Parish Council – Responses to call for sites in Stondon

Site 136643 - Mount Pleasant Golf Club 3

**Ward**

Clifton, Henlow & Langford

Parish

Stondon

Total Site Size (hectares)

13.22

Proposed Use

Residential

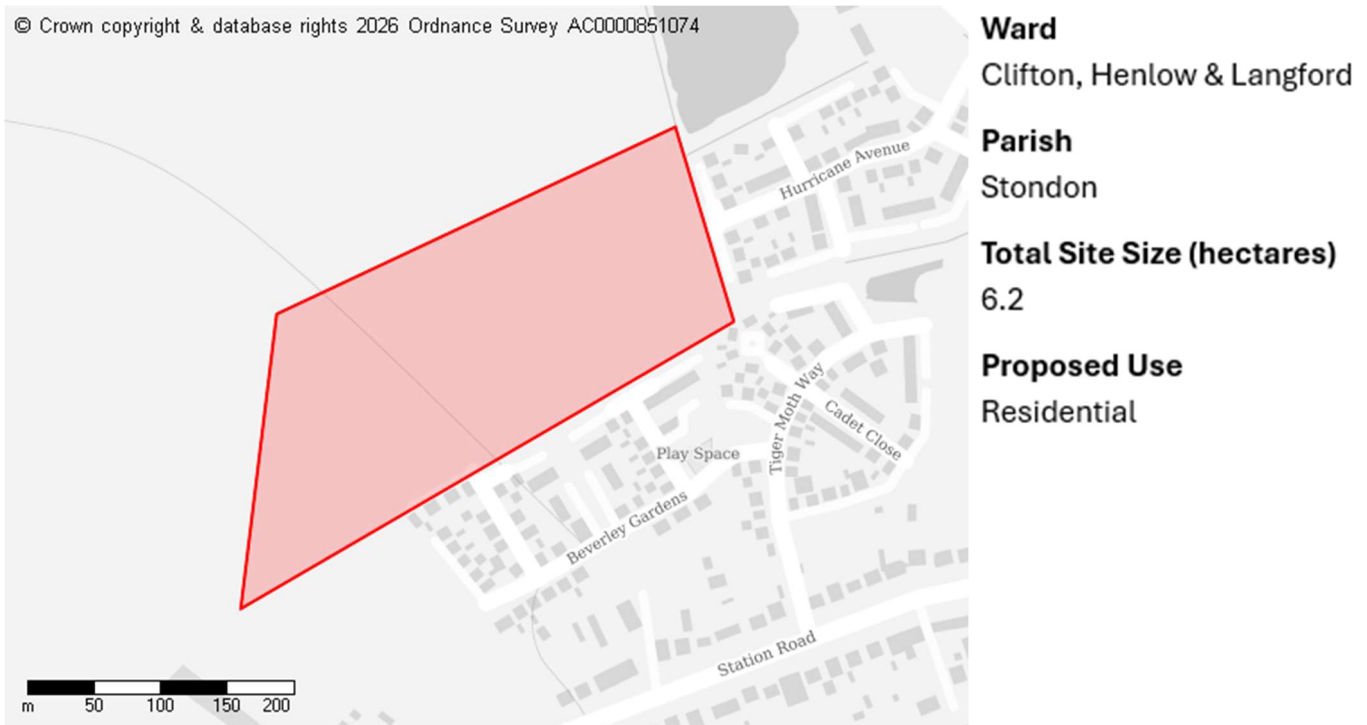
Development opposed:

- Removes Grade 2 BMV farmland.
- Encroachment into rural, open countryside leading to piecemeal development of all Mount Pleasant Golf Club site.
- Negatively impacts local services, education, infrastructure and community identity.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Need for Station Road highways engineering works demonstrate that the site is unsustainable.
- Loss of sporting amenity.
- Use of Brownfield sites must be prioritised over greenfield.

Site under appeal 6008979

Stondon Parish Council – Responses to call for sites in Stondon

Site 136766 - Land West of Hurricane Avenue



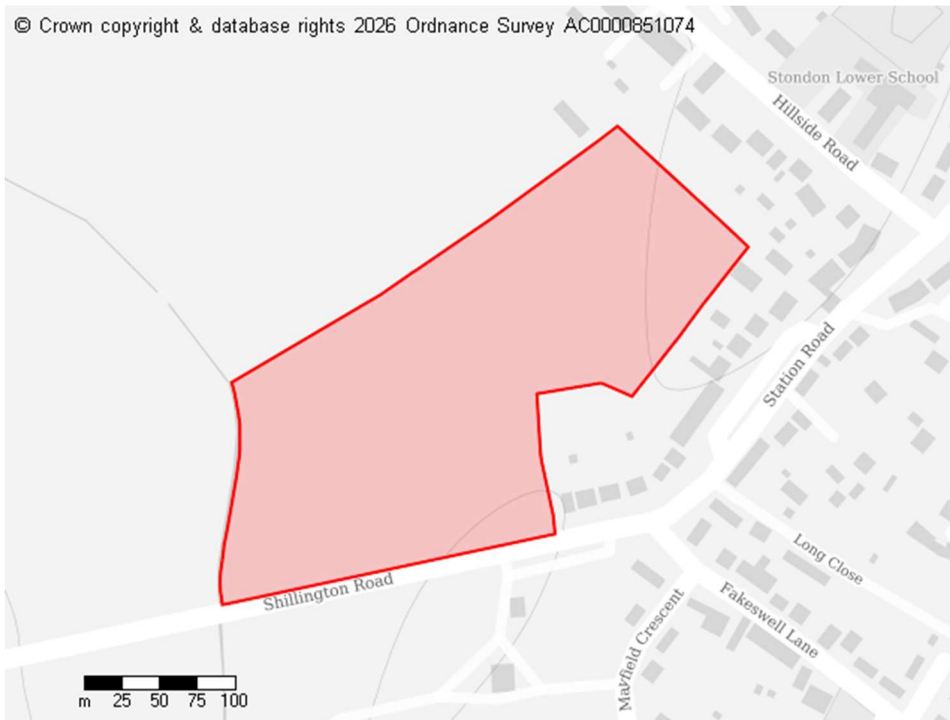
Development opposed:

- Removes Grade 2/3a BMV farmland.
- Creates harmful backland urbanisation of a rural location. Encroachment of the built-up settlement into the open countryside.
- Urbanisation would not respect, retain or enhance character, appearance and distinctiveness of local landscape character area that rises from east to west within LCA 88, LCA 4C and LCA 8D.
- Alter visual impact/environment of transition from village to open countryside. Screening development is unachievable.
- Additional traffic would impact local road capacity, worsen congestion/pedestrian and cyclist safety/noise/air quality.
- Negative impact on local services, education, infrastructure and community identity.
- Unsustainable distance from amenities creates car dependency.

Site under appeal 6009682

Stondon Parish Council – Responses to call for sites in Stondon

Site 136841 – Land between Hillside Road, Station Road and Shillington Road

**Ward**

Clifton, Henlow & Langford

Parish

Stondon

Total Site Size (hectares)

5.35

Proposed Use

Residential

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.