

Sites listed under Barton le clay

Site 136299 at Land south of Sharpenhoe Road, Barton-le-Clay – Residential use.

This site has already been discounted due to its small size and should not be reconsidered alongside neighbouring sites. Development would worsen existing highway safety and parking issues on Sharpenhoe Road, where on-street parking already restricts traffic flow. The site's narrow, irregular shape would result in cramped development that is out of keeping with the village's established character. The site is a designated Local Green Space and any development would harm the setting of the Barton-le-Clay Conservation Area. Combined with nearby sites, development would further erode village character and increase traffic pressures, with limited housing benefit to justify the harm.

Site 136320 at Land opposite 46 Sharpenhoe Road, Barton-le-Clay – Residential use.

This site is within the Green Belt and adjacent to the Chilterns National Landscape, where development would harm protected landscapes and the setting of Sharpenhoe Clappers. The site lies outside the settlement boundary with no exceptional justification for development. There are concerns over highway safety, limited pedestrian access and insufficient local school capacity. Development would damage valued countryside, protected views and village character, while increasing traffic on Sharpenhoe Road where on-street parking already restricts traffic flow. No supporting evidence has been provided to demonstrate the site is suitable for development.

Site 136379 at 53–57 Hexton Road, Barton-le-Clay – Residential use.

This site lies within the Barton-le-Clay Conservation Area and would harm its historic character, nearby listed buildings and the setting of the Hexton Road Allotments. Development would create highway safety concerns due to restricted access onto Manor Road, which already experiences significant school traffic. The site is heavily constrained by 22 protected trees covered by a Tree Preservation Order, together with biodiversity interests. No Heritage Impact Assessment, Arboricultural Report or ecological surveys have been provided to demonstrate the site can be developed without unacceptable harm.

Site 136430 at Land North of Higham Road, Barton-le-Clay – Residential use.

This site lies entirely within a high-harm Green Belt parcel where development would remove the effective Green Belt boundary north of Barton-le-Clay and remove valuable agricultural farmland. It forms part of a coordinated development area with the 'Greenwoods' proposal and

neighbouring Higham Road sites, creating unacceptable cumulative impacts. Development would overwhelm roads, schools, utilities and healthcare, while causing landscape, heritage and flood risk concerns. Located beyond the settlement boundary with no exceptional justification, the proposal would fundamentally alter the village's identity and lacks the evidence needed to support allocation.

Site 136502 at Grange Farm, Barton-le-Clay – Employment use.

This employment site would harm the setting of several Grade II listed buildings, affect an important public footpath and the John Bunyan Trail, and increase pressure on the surrounding landscape. There are significant concerns over documented flood risk, additional HGV traffic using Faldo Road and the A6, and cumulative impacts with the existing industrial estate and nearby developments. The site is within the Green Belt, offering quality agricultural farmland, and lacks essential supporting assessments demonstrating that these impacts can be satisfactorily addressed.

Site 136711 at Land rear of 113–127 Manor Road, Barton-le-Clay – Residential use.

This backland site has previously been refused planning permission and remains unsuitable due to its impact on village character and heritage. Development would harm the setting of the Barton-le-Clay Conservation Area and nearby listed buildings, while affecting Green Belt land without exceptional justification. There are concerns that the site could provide future access into the adjoining Oak View development, creating cumulative traffic impacts. The proposal conflicts with previous planning decisions and lacks sufficient evidence to justify development.

Site 136732 at Margrett Lane/Barton Road/Faldo Road, Barton-le-Clay – Residential and Employment use.

Although discounted for residential development, this site remains unsuitable for any allocation. It would result in significant Green Belt harm, loss of quality agricultural farmland, damage the setting of the Faldo Farm Scheduled Monument, and represent development far beyond the scale appropriate for Barton-le-Clay. The proposal would generate substantial traffic on the A6 corridor and add to cumulative infrastructure pressures alongside neighbouring strategic sites. Essential transport, heritage, landscape and flood assessments have not been provided.

Site 136735 at Oak View, Barton-le-Clay – Mixed-use development.

This lies within Green Belt, with no exceptional justification demonstrated for release. Development would threaten John Bunyan Trail, harm the character and setting of the Conservation Area, and create significant ecological risks to adjacent chalk stream. Concerns that access could be gained through Site 136711, despite its designation as Local Green Space, creating a connection for wider development. Alternative access via Hexton Road would increase traffic on an already congested, hazardous route near the school. Combined with HAS05 and neighbouring proposals, the scale of development would overwhelm local infrastructure and is disproportionate to Barton-le-Clay's role as a Minor Service Centre.

Sites listed under Shillington

Site 136433 at Land North of Higham Road, Higham Gobion – Residential use.

Although discounted for housing, this site should not be reconsidered due to its relationship with the wider Higham Road land assembly. Development would erode the Green Belt, contribute to the merging of Barton-le-Clay and Higham Gobion, and harm an archaeologically and historically significant landscape. There are concerns regarding nearby heritage assets, cumulative traffic impacts and pressure on local infrastructure. The proposal lacks supporting evidence and should be assessed alongside neighbouring Higham Road sites rather than as an isolated development.

Site 136436 at Land South of Higham Road, Higham Gobion – Residential and Other use.

This large site adjoins the nationally important Scheduled Monument known as "The Camp", where development would cause irreversible harm to a protected heritage asset and its setting. The site also lies within the Green Belt and enjoys quality agricultural farmland. It forms part of the wider Higham Road land assembly, creating significant cumulative impacts on landscape, infrastructure and traffic. Archaeological evidence from prehistoric, Roman and medieval periods further increases the site's sensitivity. No Heritage Impact Assessment or supporting evidence has been provided.

Site 136369 at Land adjacent to Chiltern View, Higham Road, Higham Gobion – Residential and Other use.

This site forms part of a coordinated land assembly exceeding 360 hectares along the Higham Road corridor. Development would erode the Green Belt, remove the separation between Barton-le-Clay and Higham Gobion, and fundamentally alter the rural landscape. There are significant concerns regarding cumulative traffic congestion, pressure on schools, healthcare, utilities and local roads, together with archaeological and heritage impacts. The proposal would add to existing infrastructure constraints and lacks the evidence required to demonstrate that these impacts can be satisfactorily mitigated.

Site listed under Streatley

Site 136762 at Land north of Sharpenhoe, off Harlington Road – Residential use.

Although discounted for housing, this site remains unsuitable due to its location within the Green Belt, Chilterns National Landscape and close proximity to Sharpenhoe Clappers (SSSI). Development would damage the nationally important John Bunyan Trail, harm protected landscapes and increase traffic through Barton-le-Clay's Conservation Area on an already constricted route. The proposal would erode the rural character of the area and lacks evidence demonstrating that impacts on heritage, landscape and public rights of way can be satisfactorily mitigated.

Sites listed under Silsoe

Site 136832 at Greenwoods, Barton-le-Clay – Residential and Employment use.

This site is a resubmission of the previously refused Greenwoods development and remains wholly unsuitable for allocation. The proposal would cause severe Green Belt harm, unacceptable traffic congestion, landscape damage, flood concerns and harm to the setting of Wrest Park. It would result in the loss of high-quality agricultural land and form part of a coordinated development exceeding 360 hectares, fundamentally changing the character of Barton-le-Clay and overwhelming local infrastructure, including water/waste services. No new evidence has been provided to overcome the reasons for the previous refusal.

Site 136898 at Sand Lane/Barton Road, Silsoe – Residential and Employment use.

This site lies outside Barton-le-Clay Parish but would still contribute to increased traffic on the shared A6 and Barton Road corridor. Development could harm the setting of the nationally important Wrest Park and is likely to affect Green Belt land. The proposal is supported by very limited evidence, with no confirmed transport, flood risk, accessibility or heritage assessments. Any allocation should only be considered once the cumulative impacts on surrounding villages and infrastructure have been fully assessed.

Site listed under Pulloxhill

Site 136899 at Barton Road/Margrett Lane, Pulloxhill - Residential and Employment use. This site adjoins the Greenbelt, on quality agricultural farmland. There are concerns regarding the harm it would do to the neighbouring landscape and heritage. Development on this site would create traffic congestion and safety concerns, particularly at the A6 junction, which is already an accident hotspot. Its close proximity to the nearby Old Acres Gypsy/Traveller site raises safety concerns and potential community tensions. The development would put added pressure on healthcare, utilities, and village services and exceed local school capacity. The cumulative effect with other nearby developments proposed will have a huge impact on infrastructure in the area