

Summary of Comments to Site 136229

The site:

- **Has already been discounted by Central Bedfordshire Council** at the initial assessment stage (May 2025 Ward Schedules) — most likely because 0.26ha is too small to deliver the minimum of 10 new homes required.
- **Would exacerbate severe on-street parking pressures** on Sharpenhoe Road, where parking is only possible on one side of the carriageway, significantly narrowing the road and restricting two-way traffic — contrary to Neighbourhood Plan Policy TRA1 and Local Plan Policies T1 and T2.
- **Has an irregular, narrow, wedge-shaped parcel** that does not reflect the established plot pattern, scale or grain of development along Sharpenhoe Road — risking cramped, tacked-on housing out of keeping with its surroundings, contrary to Policy DND2 and Local Plan Policy HQ8.
- **Would harm the setting of the Barton-le-Clay Conservation Area**, where the Conservation Area Appraisal values the absence of large-scale modern infill and the way existing buildings "sit well in their surroundings" — contrary to Policy HE3 and the statutory duty to preserve or enhance the Conservation Area.
- **Should not be reconsidered in combination with other discounted sites** in the same ward (136827, 7.41ha, and 136522, 0.88ha) — the highway safety, village grain and Conservation Area setting concerns would continue to apply to any combined scheme.
- **Offers only marginal housing benefit** (0.26ha) that is wholly disproportionate to the harm caused to highway safety, parking capacity, village character and the Conservation Area setting.
- **Designated Local Green Space** following adoption of the Neighbourhood Plan, as detailed in the Green Infrastructure report.

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Triangle of land next to rear access road from Sharpenhoe road to Barton Rovers.

Currently a Paddock

This Land has been discounted by Central Beds but we still need to comment as it may be considered for future use.

Ward

Barton-le-Clay & Silsoe

Parish

Barton-le-Clay

Total Site Size (hectares)

0.26

Proposed Use

Residential