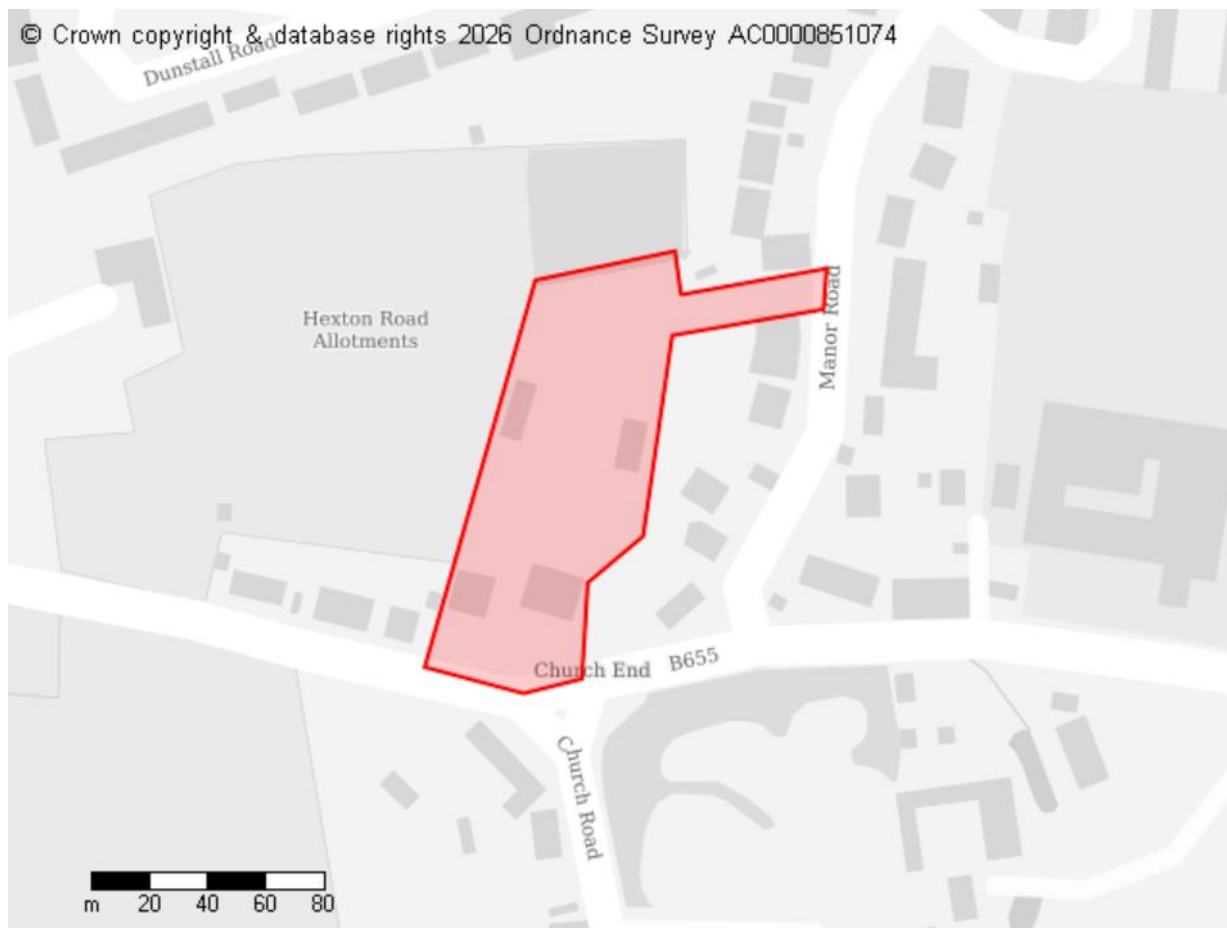


Summary of Comments to Site 136379

The site:

- **Has previously been refused** on character and backland-form grounds, with no new evidence to overcome those concerns.
- **Sits within the Conservation Area** and near three Listed Buildings.
- **Would harm the setting of the Hexton Road Allotments** and the valued open character of this part of the village.
- **Raises highway safety concerns** due to constrained access onto Manor Road and existing school traffic from Ramsey Manor Lower School (275–300 pupils) and Arnold Academy (700–720 pupils).
- **Has a confirmed Tree Preservation Order** protecting 22 individual trees on site (SB/TPO/99/00009), severely constraining any development.
- **Would cause ecological harm** to recorded tree cover and reptile interest without any updated survey.
- **Represents inappropriate backland development** contrary to Neighbourhood Plan Policy DND2.
- **Would result in cumulative harm** to the character, appearance and setting of the Conservation Area and its heritage assets, as well as views from the Chilterns National Landscape

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53-57 Hexton Road This is currently two houses and gardens backing on to Allotments with a green corridor extending to Manor Road

Ward

Barton-le-Clay & Silsoe

Parish

Barton-le-Clay

Total Site Size (hectares)

0.85

Proposed Use

Residential. Up to 30 new homes