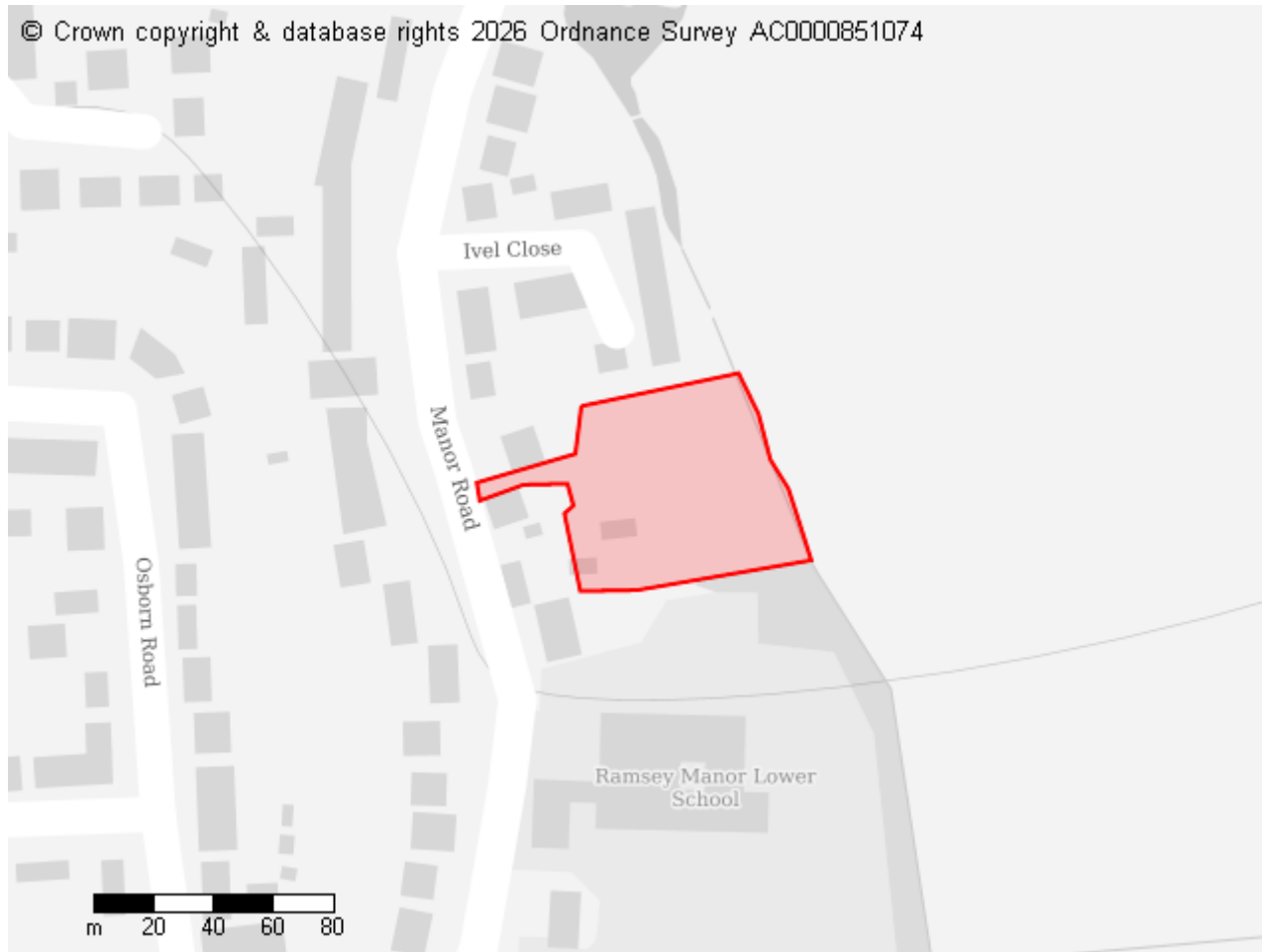


Summary of Comments to Site 136711

The site:

- **Has previously been refused** on character and backland-form grounds, with no new evidence to overcome those concerns.
- **Lies close to the setting of the Conservation Area** and adjacent to approximately three Listed Buildings.
- **Is within the Green Belt**, with no exceptional or very special circumstances demonstrated.
- **Requires a Level 2 Flood Risk Assessment** which has not been provided
- **Raises highway safety concerns** due to constrained single-track access onto Manor Road.
- **Would result in the loss of residential garden land ("garden grabbing")** contrary to Policy DND2.
- **Shares a near-contiguous boundary with the much larger Site 136735**, raising serious cumulative impact concerns that have not been assessed.
- **Has poor public transport connectivity**, encouraging car dependency.
- **Is unsupported by any Heritage Impact Assessment, updated Flood Risk Assessment, or cumulative impact assessment.**
- **Designated as a Local Green Space** in the Neighbourhood Plan as detailed in the supporting Green Infrastructure report, with a chalk stream running along the boundary.

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Rear of 113,123,123a,125,127
Manor Road Barton le clay

**This is land between Ivel Close and
Ramsey Manor school**

Ward

Barton-le-Clay & Silsoe

Parish

Barton-le-Clay

Total Site Size (hectares)

12.31

Proposed Use

Employment