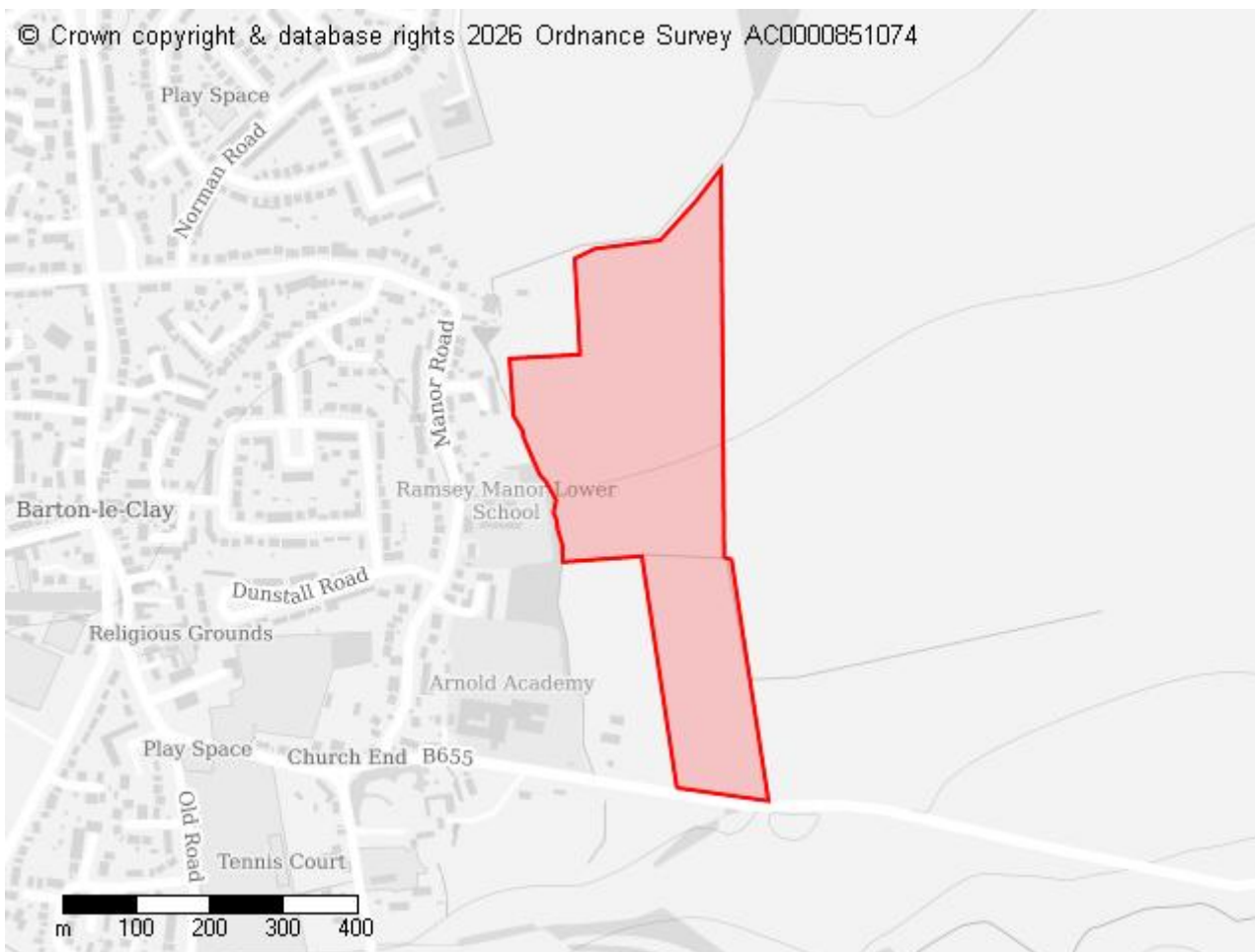


Summary of Comments to Site 136735

The site:

- **Green Belt — High risk (provisional).** The site closely matches Green Belt parcel BC2a (13.9ha); no very special circumstances have been demonstrated to justify release, contrary to Central Bedfordshire Local Plan Policy SP4. Land is quality agricultural land for food production.
- **Access via Site 136711 — "Foot in the Door" risk.** This risk is compounded by 136711's designation as a Local Green Space (Neighbourhood Plan Appendix 7, Site 28), making its use as a vehicular access corridor fundamentally incompatible with that designation.
- **Alternative access via Hexton Road — Conservation Area harm.** Access into the southern Conservation Area. Increased vehicle movements onto B655 which is already overburdened with traffic and a known accident hotspot.
- **Cumulative impact with HAS05 — unprecedented scale.** Combined with the adjacent allocated HAS05 (Taylor Wimpey) site (27.80ha, up to 498 dwellings) and Site 136711, the total development area on the eastern side of the village would reach approximately 42.72ha with potentially 700–1,000+ dwellings.
- **Scale disproportionate to Minor Service Centre status.**
- **Ecological risk — potential contamination of chalk stream watercourse.**
- **Loss of and harm to the John Bunyan Trail.**
- **Accessibility — limited connectivity to village services.** The site has no confirmed safe pedestrian or cycle route to the village centre, and public transport connectivity is limited. Would overwhelm local infrastructure (sewerage, roads, schools, health services, parking)
- **Raises highway safety concerns** on a constrained road with through-traffic near a busy school entrance on Hexton Road.
- **Lies beyond the settlement boundary** with no exceptional justification demonstrated under SDG1

© Crown copyright & database rights 2026 Ordnance Survey AC0000851074



Oak View Barton

Land Rear of Ramsey Manor School and Arnold Academy

Ward

Barton-le-Clay & Silsoe

Parish

Barton-le-Clay

Total Site Size (hectares)

14.46

Proposed Use

Residential, Employment,
Standalone green spaces,
Other