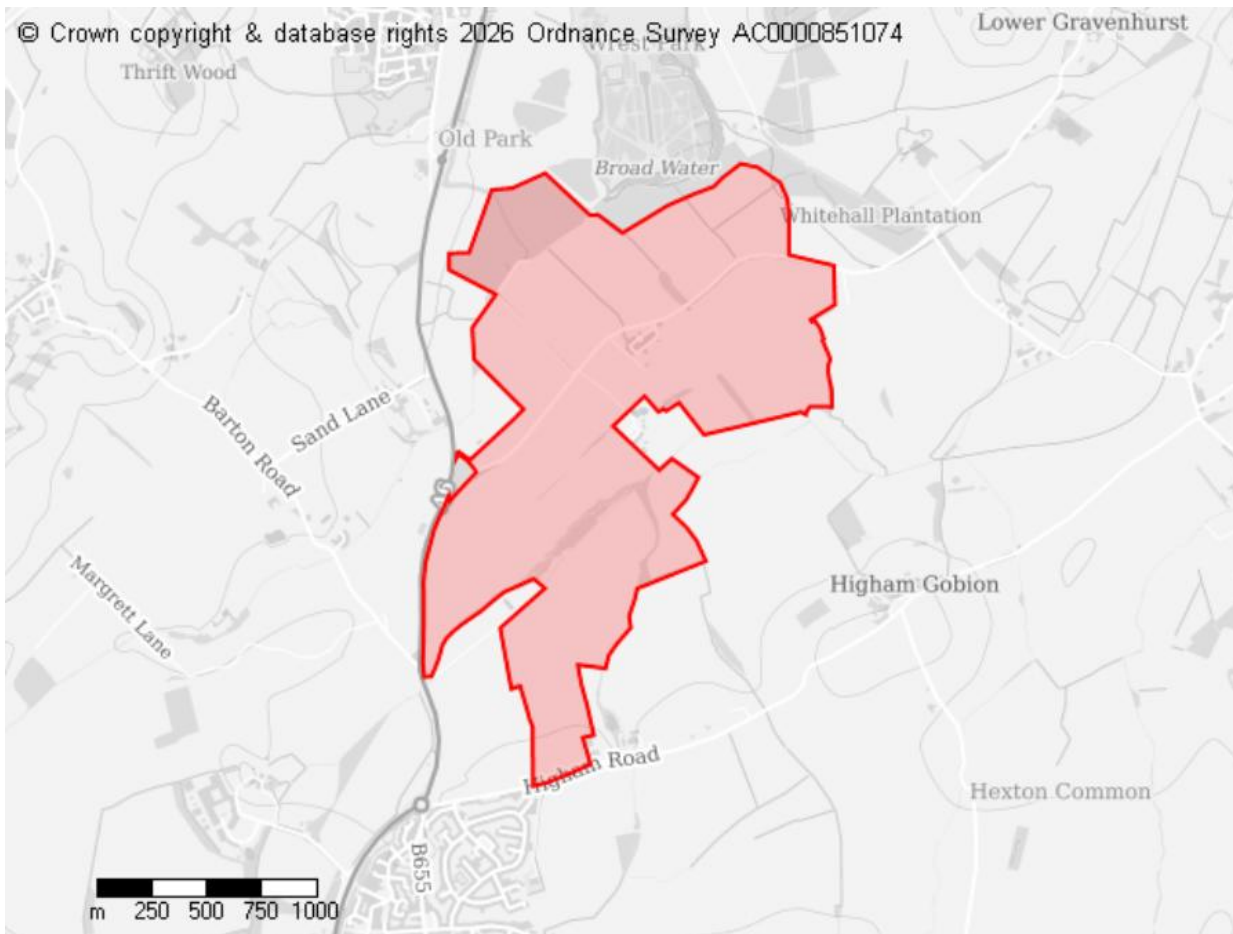


Summary of Comments to Site 136832

The site:

- **Is near-identical to the refused Greenwoods scheme (CB/22/01804/OUT)** — refused in March 2024 for Green Belt harm, unacceptable traffic congestion, significant landscape harm, harm to Wrest Park, and flood planning concerns; 1,533 objections against 1 in support.
- **Spans Green Belt parcel BC1** — rated "Strong contribution" to Purpose 3 and **HIGH HARM** if released; release "would remove any effective Green Belt containment to the north of Barton-le-Clay".
- **Is part of a coordinated land assembly of over 360 hectares** on the Higham Road corridor (136832, 136430, 136436, 136433 and 136369).
- **Is 267.35ha** — wholly disproportionate to Barton-le-Clay's Minor Service Centre status; would deliver up to 3,750 homes.
- **Would cause "unacceptable traffic congestion"** on Higham Road and the A6 corridor.
- **Would cause "significant and wide-ranging harm to the landscape"** and the Chilterns National Landscape.
- **Would harm the setting of Wrest Park** — a nationally important historic park and garden.
- **Has "concerns around flood planning"** — no credible flood/drainage strategy.
- **Would result in the loss of Best and Most Versatile agricultural land** (Grades 2 and 3).
- **Contradicts the adopted Barton-le-Clay Neighbourhood Plan** (adopted 9 March 2026 with 96.7% in favour).
- **Would overwhelm local infrastructure** — sewerage, water, roads, schools, health services.
- **Is unsupported by any LVIA, HIA, Transport Assessment, Infrastructure Assessment, Agricultural Land Assessment, or Cumulative Impact Assessment.**



Greenwoods

Land North of Higham Road
and East of A6 Bedford Road
Barton

Ward

Barton le clay and Silsoe

Parish

Silsoe

Total Site Size (hectares)

267.35

Proposed Use

Residential, Employment