

Item 8 (Pages 87 - 102) – CB/17/01619/FULL – Land to the rear of Silver Birch Avenue, Aspen Gardens and Alder Green, Stotfold

Further Consultation Responses

Town Council

This conflicts with Nation Planning Policy Framework policy guidance on 'Conserving and Enhancing the Natural Environment' (Section 1.1). Paragraphs 109 (page 25) and 112 (page 26) are of relevance to this assessment of agricultural land quality and soil and state that:

'109 ...The planning system should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes, geological conservation interests and soils'... and

'112...Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poor quality land in preference to that of a higher quality ...

There is a planning history for the area going back several years, all of those outside the Settlement Envelope have been refused for reasons such as 'the proposed development would form an unwanted intrusion into an area of open and undeveloped land and would be detrimental to its appearance and rural character' and 'it would form an intrusion into open countryside outside the Settlement Boundary and be contrary to the policy NE3'

Consultation responses

20 further responses have been received, including a detailed report by Parker Planning Services, instructed by some residents, which raise concerns on the following topics (a number of which relate to the planning application for housing rather than this application):

- The principle of the development
- The agricultural use of the land
- Site layout and character
- Green Infrastructure
- The sustainability of the development
- Ecology and trees
- Flood risk and drainage
- Highways and traffic generation
- Consultation by the applicant
- Relevant appeal decisions
- No need for recreation space in this location
- Tax payers will need to upkeep it
- Only submitted to allow housing application
- The Council can meet its housing need
- Concerns relating to the previous application have not been overcome

- Noise and disturbance
- Proximity to the A1 could cause ill health
- No community benefits
- Consultation inadequate