HAYNES PARISH COUNCIL

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Response to the Central Bedfordshire Local Plan 2050 Call for Sites Consultation

14th August 2026

1. Introduction

Haynes Parish Council welcomes the opportunity to comment on the sites submitted through Central Bedfordshire Council's Call for Sites process for the emerging Local Plan 2050.

The Parish Council recognises that the Call for Sites is the first stage in the preparation of the Local Plan and that the submission of land by landowners does not imply that a site is suitable for allocation or development.

The Council also fully recognises Central Bedfordshire Council's statutory duty to identify sufficient land to meet future housing requirements. This response should therefore not be interpreted as opposition to development in principle. The Parish Council's purpose is to assist Central Bedfordshire Council by identifying the planning considerations which, in its opinion, should weigh heavily against the allocation of any of the submitted sites within Haynes.

The Council believes that the submitted sites raise significant concerns relating to sustainability, infrastructure capacity, highway safety, landscape impact, cumulative development and consistency with the adopted Haynes Neighbourhood Plan.

2. The Haynes Neighbourhood Plan

We believe that Haynes is one of a relatively small number of parishes within Central Bedfordshire to have prepared an adopted Neighbourhood Plan following extensive public consultation and a successful local referendum.

The Haynes Neighbourhood Plan (2020–2035) forms part of the statutory Development Plan and is therefore a material consideration in determining future development within the parish. It recognises

that Haynes should contribute towards meeting housing needs but envisages carefully managed and proportionate growth that reflects the village's rural character and responds to identified local needs. Policy H1 supports development that provides an appropriate mix of housing, including affordable housing where justified, while the Housing Needs Survey identifies a requirement for only a small rural exception scheme of approximately three affordable dwellings.

The Neighbourhood Plan therefore represents a positive strategy for housing growth. It does not envisage multiple greenfield allocations extending beyond the village envelope or a scale of development that would fundamentally alter the nature of the parish.

The Parish Council respectfully requests that, if Central Bedfordshire Council considers substantially greater growth should now be directed towards Haynes, it clearly explains:

- what material circumstances have changed since the Neighbourhood Plan was adopted;
- why the housing strategy endorsed by the local community is no longer considered appropriate;
- why Haynes has been identified as a suitable location for additional strategic growth in preference to settlements with greater services and infrastructure.

3. Planning Principles

The Parish Council considers that every submitted site should be assessed against the following fundamental planning principles.

A suitable site should:

- accord with the adopted Haynes Neighbourhood Plan;
- reinforce rather than extend the established village envelope;
- preserve the rural character and landscape setting of Haynes;
- be demonstrably sustainable in terms of access to services and public transport;
- be supported by adequate infrastructure;
- provide safe highway access;
- avoid unacceptable cumulative impacts;
- protect productive agricultural land where possible;
- safeguard public rights of way and the recreational value of the countryside;

- protect biodiversity, hedgerows and habitat connectivity and apply the mitigation hierarchy, with avoidance of harm as the first consideration;
- protect tranquillity and the parish's generally rural, low-light character;
- be objectively compared with reasonable alternatives, including previously developed land, lower-sensitivity landscapes and locations with better access to services and public transport.

In the Parish Council's opinion, none of the submitted sites currently satisfies all of these tests.

4. Sustainability

The National Planning Policy Framework seeks to direct development towards locations where residents can access employment, education, healthcare and everyday services by sustainable means.

Haynes is a dispersed rural parish comprising a number of distinct settlement “Ends” separated by open countryside. Although Haynes (main village) is currently classified as a “Large Village” in the adopted Local Plan settlement hierarchy, that policy label should not be treated as evidence, without further assessment, that Haynes is presently a sustainable location for significant additional growth.

The parish has:

- one small village shop providing only basic convenience goods;
- one Indian restaurant;
- one public house;
- one primary school;
- one C of E church, one Baptist church and one Methodist church;
- one village hall and playing field;
- one Mission hall for public use.

The former Post Office has closed.

There are no supermarkets, pharmacies, banks, employment centres or significant commercial premises.

Residents are therefore dependent upon surrounding towns and villages for employment, shopping, healthcare, banking, leisure and secondary education.

Public transport and local service provision have deteriorated significantly since the evidence base for the current settlement hierarchy was prepared.

Stagecoach has recently withdrawn its bus service through the centre of Haynes. The remaining bus stops are situated on the A600 and cannot reasonably be regarded as an adequate replacement for many residents, particularly elderly people, families with young children and those with mobility difficulties. The Parish Council has already formally objected to the withdrawal of this service because of its impact upon access to employment, education and healthcare.

The practical consequence is that Haynes has become even more dependent upon private motor vehicles.

Against this background, the Parish Council questions whether Haynes represents an appropriate location for significant additional housing when measured against the sustainability objectives of national planning policy and against the factual basis on which its present settlement-hierarchy classification was originally reached.

This issue is particularly important because the classification of Haynes changed during preparation of the existing Local Plan. The July 2017 Draft Local Plan identified Haynes (main village) as a “Small Village”. By the January 2018 Pre-submission Local Plan it had been moved into the “Large Villages” category. CBC stated that its hierarchy took account of local sustainability credentials, including access to schools, shops and public transport, and was based on existing provision.

The contemporary CBC site-assessment evidence is instructive. Its assessment of Haynes recorded a Post Office as the relevant retail provision and gave a green rating for access to a frequent bus service, defined as at least hourly at peak times, with a qualifying bus stop recorded at approximately 240 metres. Those circumstances have materially changed: the Post Office has closed and the bus service through the centre of Haynes has been withdrawn.

The Parish Council therefore considers that the inherited “Large Village” designation should not be used as a proxy for present-day sustainability. The adopted Local Plan itself describes Large Villages as containing only a small quantum of services and facilities, with fewer public transport links; Small Villages contain few services and facilities and have limited public transport. The practical distinction must therefore be tested against current evidence rather than the historic label alone.

For the Local Plan 2050, CBC is requested to reassess Haynes using current service and accessibility evidence and to publish the scoring and methodology relied upon. In particular, CBC should explain the basis on which Haynes moved from “Small Village” in July 2017 to “Large Village” by January 2018, identify the service and public-transport assumptions underlying that change, and explain whether Haynes would still meet the relevant criteria on the facts existing today.

5. Previous Housing Growth

Haynes has already made a significant contribution towards housing delivery.

During recent years the parish has accommodated at least **37 additional dwellings**, comprising the recently completed development of 27 dwellings together with further infill development elsewhere within the parish.

The Parish Council is not aware of evidence demonstrating that Haynes has failed to make an appropriate contribution towards the district's housing supply.

Accordingly, the Council requests that the contribution already made by the parish is fully taken into account when considering the need for any further allocations.

6. Character of Haynes

Haynes is a predominantly rural and dispersed parish, characterised by loose-knit settlements and individual ‘Ends’, with open countryside separating parts of the village and forming an important part of their identity. The Haynes Green Infrastructure Plan identifies the parish's elevated landscape, panoramic views, agricultural fields, wooded backdrops, tranquillity and dispersed settlement pattern as defining components of local character, and recommends a ‘Conserve and Enhance’ approach.

Many of the submitted sites extend beyond the established village envelope into open countryside.

Development on these sites would alter the relationship between the village and its rural setting and would represent a scale of growth that appears disproportionate to Haynes’s present-day role, services, accessibility and rural character. The historic “Large Village” classification should not displace that evidence-based assessment.

The Parish Council is also concerned that development would place increasing pressure upon the network of public footpaths, bridleways and recreational routes that form an important part of the parish's identity, including the Greensand Ridge landscape and the John Bunyan Trail.

The Council is particularly concerned about incremental or estate-style expansion behind established road frontages. Even where individual schemes are well designed, backland or cul-de-sac development can consolidate a loose-knit rural settlement pattern, weaken the distinction between settlement and countryside and create pressure for further incremental development.
The amenity of public rights of way derives not simply from physical access but also from openness, rural views, tranquillity and the experience of the surrounding landscape. CBC should therefore assess candidate sites from representative public viewpoints and consider the cumulative effect of buildings, roads, lighting, domestic boundaries, traffic and activity on those routes.

7. Agricultural Land and Biodiversity

A number of the submitted sites comprise undeveloped agricultural land. Before any such site is considered for allocation, the Parish Council requests that its Agricultural Land Classification is established on a site-specific basis. Where Best and Most Versatile agricultural land is involved, CBC should demonstrate how its economic, environmental and food-producing value has been weighed against reasonable alternatives, including poorer-quality agricultural land and previously developed land.

Agricultural land, hedgerows and field margins may also provide important habitat and ecological connectivity. The Haynes Green Infrastructure Plan identifies hedgerows as important wildlife corridors. Allocation should therefore be informed by current ecological appraisal and, where appropriate, seasonal surveys, hedgerow and habitat-connectivity assessment and a credible biodiversity net gain strategy. Biodiversity net gain should not be treated as a substitute for avoiding an unnecessarily harmful site in the first place.

8. Highway Considerations

The local highway network already experiences significant constraints.

These include:

- narrow and winding village roads;

- constrained junctions;
- poor visibility at several access points;
- discontinuous footways;
- commuter traffic between the A6 and A600;
- school traffic;
- agricultural vehicles sharing the highway.

The Parish Council considers that the cumulative impact of development across multiple sites should be assessed rather than treating each site in isolation.

9. Infrastructure

Residents have consistently expressed concern regarding the capacity of local infrastructure.

Particular issues include:

- pressure on the existing foul sewerage network;
- the absence of mains sewerage in Haynes West End, where properties continue to rely upon septic tanks;
- concerns regarding water supply and electricity capacity;
- the absence of mains gas throughout the parish;
- Haynes Lower School already operating at or close to capacity;
- the nearest GP practice in Shefford no longer routinely accepting new patients from Haynes;
- localised flooding and surface water drainage issues.

The Parish Council considers that no site should be allocated until statutory undertakers have demonstrated that sufficient capacity exists or have committed to funded improvements that will be delivered before development is occupied. Fundamental constraints should not simply be deferred to a later planning application. Evidence should address foul-water and water-supply capacity, surface-water drainage and flood risk, electricity capacity, delivery timescales and the funding of any necessary reinforcement.

10. Cumulative Impact

The Parish Council believes this to be one of the most important considerations. Each submitted site

may appear relatively modest when considered individually.

However, the cumulative effects of development would be experienced by residents through increased traffic, greater demand on infrastructure, loss of countryside, pressure on local services and gradual erosion of the village's rural character.

The cumulative assessment should include not only dwelling numbers and traffic but the progressive urbanisation of the parish through loss of open land, erosion of settlement gaps, lighting and night-time visibility, domestic activity and the weakening of tranquillity and rural character. A recently permitted or completed development should not automatically be treated as a precedent for the next outward extension.

The Council therefore requests that Central Bedfordshire Council undertakes a genuine cumulative assessment of all submitted sites within Haynes rather than evaluating each in isolation.

11. Evidence and Comparison of Alternatives

The submission or promotion of a site does not establish that it is suitable, sustainable or deliverable. CBC should compare candidate sites transparently with reasonable alternatives and seek to meet housing need through the most sustainable and least environmentally damaging options available. Before any Haynes site proceeds towards allocation, the Parish Council requests proportionate evidence addressing, as relevant: landscape and visual impact; cumulative impact with committed and candidate sites; settlement morphology; Agricultural Land Classification; ecology and habitat connectivity; archaeology and historic landscape; foul-water, water-supply and surface-water drainage capacity; highways and sustainable transport; representative public viewpoints; and a current settlement-hierarchy/sustainability assessment based on the services and public transport actually available in 2026. Where a constraint is material to site suitability, the necessary assessment should inform the allocation decision rather than being postponed until a subsequent planning application.

12. Conclusions

Haynes Parish Council supports sustainable, proportionate development.

The Council is proud of the positive approach taken by the community in preparing the adopted Neighbourhood Plan and recognises that every parish has a role to play in meeting housing need.

However, the Council considers that the scale and pattern of development represented by the submitted sites is significantly greater than that envisaged by the Neighbourhood Plan and is not supported by the current evidence relating to sustainability or infrastructure. In particular, CBC should not assume that Haynes's inherited "Large Village" classification establishes present-day sustainability: the classification changed from "Small Village" during the 2017–18 Local Plan process and was informed by service and transport provision that has since materially deteriorated.

Accordingly, the Parish Council requests that Central Bedfordshire Council gives substantial weight to the adopted Haynes Neighbourhood Plan and concludes that none of the submitted sites should proceed to allocation unless and until it can be demonstrated that:

- the proposal accords with the vision and objectives of the Neighbourhood Plan;
- the cumulative impact of development has been fully assessed;
- infrastructure capacity is demonstrably sufficient;
- highway impacts can be safely accommodated;
- the development would represent genuinely sustainable growth; and
- CBC has reassessed Haynes's settlement-hierarchy position using current evidence, published the methodology and scoring relied upon, and demonstrated that the loss of the Post Office and deterioration in bus provision have been properly reflected.

Appendix A – Site Assessments

Sections 2–11 of the main response set out the Parish Council's parish-wide position on the Neighbourhood Plan, sustainability, landscape character, agricultural land and biodiversity, highways, infrastructure, cumulative impact and the evidence required before allocation. Those matters apply to each submitted site and are incorporated into the assessments below.

To avoid unnecessary repetition, each appendix focuses primarily on the factors that are distinctive or particularly important for that site. Where a parish-wide issue is not repeated in full, the Parish Council nevertheless relies upon the corresponding section of the main response.

Appendix A1 – Site 135292

Land at West End, Haynes – 0.92 hectares – Proposed Residential Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 135292. Although the site is relatively modest at 0.92 hectares, the principal concerns arise from its West End location, poor sustainability, limited pedestrian infrastructure, absence of mains sewerage and its previous Local Plan assessment.

1. Settlement and Rural Character

The site lies beyond the established settlement envelope and would extend residential development into currently undeveloped land at West End. The concern is therefore principally one of location and relationship with this small, distinctly rural part of Haynes rather than the size of the site itself.

2. Highway and Pedestrian Safety

West End is served by rural roads with limited pedestrian infrastructure. Parts have no pavement and no street lighting, and there are concerns about traffic speed and “rat-running”. CBC should establish that safe vehicular and pedestrian access can genuinely be provided.

3. Sewerage and Infrastructure

West End has no mains foul sewerage and properties rely on septic tanks. This is a particularly important constraint. Before allocation, CBC should establish how foul sewage would be managed, whether a mains connection is feasible and sustainable, and the implications for surface-water drainage, water supply and electricity.

4. Sustainability and Previous Local Plan Assessment

The Parish Council understands that this site was previously discounted from the Local Plan process because of sustainability concerns. CBC should identify those concerns and explain what material circumstances have changed.

West End remains highly dependent on private vehicles for employment, healthcare, secondary education, substantial shopping and most everyday needs.

5. Landscape, Agricultural Land and Ecology

The site contributes to the rural setting of West End. Its landscape, Agricultural Land Classification, hedgerows and habitat connectivity should be appropriately assessed before allocation.

6. Overall Conclusion

The Parish Council's objection is not primarily about scale. It is about a poorly served rural location with limited pedestrian infrastructure, no mains sewerage and a previous sustainability-based rejection. Unless CBC can demonstrate that those concerns have materially changed or can now be satisfactorily overcome, Site 135292 should not be allocated.

Appendix A2 – Site 135345

Land on the A600, Haynes – Proposed Employment Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 135345 for additional employment development on the evidence presently available. The Council recognises that this is a more finely balanced site than the greenfield sites in that parts are already in commercial use, including a vehicle repair business and an Indian restaurant with associated parking, and the site fronts the A600.

1. Existing Use and Scope of Allocation

The Parish Council supports the continuation of legitimate existing businesses. The relevant question is whether those uses justify designation of the wider site for additional employment development.

At this first Call for Sites stage, the precise nature and scale of future employment development are not known. The Council therefore does not speculate about particular industrial, warehousing or distribution uses. Its objection is to allocation of the wider site without evidence that additional employment development here is necessary, sustainable and appropriate.

2. Need and Location

The Parish Council is not presently aware of evidence demonstrating a need for a significant additional employment allocation at Haynes. CBC should identify the employment need the site is intended to meet and explain why it should be met here rather than at established employment locations with stronger infrastructure and sustainable transport connections.

3. A600 Access, Sustainability and Infrastructure

The A600 is a busy principal road. CBC should be satisfied in principle that any additional employment development can be safely accessed and that the cumulative effect on the A600 is acceptable. Road accessibility should not be treated as equivalent to sustainable accessibility, particularly following the deterioration in local bus provision.

CBC should also establish in principle that adequate electricity, water, drainage and other necessary infrastructure can be provided.

4. Landscape and Undeveloped Parts of the Site

CBC should distinguish between land already in lawful commercial use and any presently undeveloped parts of the submission. Allocation should not assume that the whole site has the same planning or environmental character as the existing developed area.

5. Overall Conclusion

The Council accepts that this site is more finely balanced than the greenfield residential sites. However, the existing businesses do not themselves justify a wider employment allocation. Site 135345 should not be allocated unless CBC can first demonstrate a clear need for additional employment land in this location and that the principle of further development can be accommodated sustainably and without unacceptable highway, infrastructure or landscape consequences.

Appendix A3 – Site 136311

Land adjacent to Site 136340 and Silver End Road, Haynes – 4.65 hectares – Proposed Residential Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 136311 for residential development. At 4.65 hectares it is a substantial greenfield site which would extend development well beyond the existing frontage and into open countryside. The principal concerns are scale, settlement form, highway access, infrastructure and its close relationship with Site 136340.

1. Scale, Settlement Form and Neighbourhood Plan

Site 136311 is not a modest infill opportunity. It extends substantially behind existing development and would create a new area of built development, materially altering the relationship between Silver End and the surrounding countryside.

The scale and form of development would be difficult to reconcile with the proportionate growth envisaged by the Neighbourhood Plan and the loose-knit settlement pattern of Haynes.

2. Relationship with Site 136340

Site 136340 is a small frontage parcel immediately adjacent to, and effectively incorporated within, the wider 136311 landholding. CBC should assess the two sites together for settlement morphology, landscape, access and cumulative impact.

In particular, CBC should establish whether Site 136340 would provide or facilitate access to Site 136311 or otherwise make development of the larger site more likely.

3. Landscape, Agricultural Land and Ecology

Development would replace a substantial area of open land with housing, roads, parking, lighting and domestic boundaries. The whole 4.65 hectare site should be subject to appropriate landscape assessment.

Agricultural Land Classification and ecological value, including hedgerows, field margins and habitat connectivity, should be established before allocation.

4. Highway Access and Sustainability

The roads serving this part of Haynes are rural in character, with narrow sections, constrained junctions and limited pedestrian infrastructure. CBC should establish where safe access could be provided, whether adequate visibility and pedestrian/cycle connections are achievable, and the cumulative traffic

implications of Sites 136311 and 136340.

The withdrawal of the village bus service further increases likely car dependency.

5. Infrastructure and Cumulative Impact

Given the size of the site, concerns about foul sewerage, water pressure and supply, electricity capacity and surface-water drainage are particularly important. CBC should obtain firm evidence from the relevant undertakers before allocation.

The site should also be assessed alongside recent housing growth and all other candidate sites so that the overall effect on the scale and character of Haynes is not obscured by individual red-line boundaries.

6. Overall Conclusion

Site 136311 would represent a substantial and disproportionate extension into open countryside. Its relationship with Site 136340, highway constraints, infrastructure demands and cumulative effects reinforce the Parish Council's view that it is unsuitable for allocation.

Appendix A4 – Site 136340

Land at Silver End Road, Haynes – 0.51 hectares – Proposed Residential Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 136340. The Council recognises that this is a small frontage/infill site and is therefore a more finely balanced proposition than the larger greenfield residential sites. Its principal concern is the site's immediate relationship with Site 136311.

1. Infill Character and Relationship with Site 136311

In isolation, a 0.51hectare frontage site along Silver End Road is more capable of being reconciled with modest, proportionate growth. However, Site 136340 is immediately adjacent to, and appears effectively incorporated within, the much larger Site 136311.

CBC should establish whether 136340 is genuinely capable of functioning as a discrete, self-contained infill parcel or whether its allocation would facilitate access to, establish a precedent for, or otherwise strengthen the development case for Site 136311.

2. Settlement, Landscape and Access

CBC should assess whether development would extend the perceived built frontage along Silver End Road or weaken the boundary between settlement and countryside. The more important landscape and settlement issue is the combined effect if 136340 and 136311 were both developed.

Safe vehicular access, visibility and pedestrian provision should be established. Any potential for an access through 136340 to serve the larger site should be assessed on the basis of that combined development potential.

3. Infrastructure, Agricultural Land and Ecology

The direct effects of this small site may be relatively modest, but parish-wide infrastructure, agricultural land and ecological considerations still apply. They should also be assessed cumulatively if development of 136340 would facilitate or contribute to development of 136311.

4. Overall Conclusion

The Parish Council acknowledges that the planning objections to a genuinely independent, self-contained infill scheme would be more limited. However, Site 136340 should not be allocated unless CBC is satisfied that it can be developed independently and that its allocation would neither facilitate nor materially strengthen the case for Site 136311.

Appendix A5 – Site 136479

Land behind Northwood End Road, Haynes – 1.81 hectares – Proposed Residential Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 136479 for residential development. The principal concerns are its extension behind the established Northwood End Road frontage into the Greensand Ridge landscape, the resulting change in settlement form, the effect on public views and the Greensand Ridge path, and the cumulative impact alongside Hawnes Close.

1. Settlement Form and Neighbourhood Plan

The site lies outside the settlement envelope and extends substantially behind existing frontage development. It would therefore be likely to produce backland or estate-style development rather than conventional infill or limited ribbon development.

That form of development would be inconsistent with the loose-knit pattern of Haynes and the identity of its individual “Ends”, and would represent a significant departure from the carefully managed and proportionate growth envisaged by the Neighbourhood Plan.

2. Landscape, Greensand Ridge and Public Amenity

The site occupies an elevated and visually sensitive position within the Greensand Ridge landscape. Development would introduce buildings, roads, vehicles, domestic boundaries and lighting into an open rural prospect and affect views from the Greensand Ridge path.

The Haynes Green Infrastructure Plan identifies the elevated landscape, panoramic views, agricultural fields, wooded backdrops and dispersed settlement pattern as defining elements of local character and recommends a “Conserve and Enhance” approach. CBC should inspect the site from the Greensand Ridge path and other representative public viewpoints and undertake an appropriate landscape and visual assessment.

3. Agricultural Land, Ecology and Infrastructure

The site comprises agricultural land and may include Grade 3a Best and Most Versatile land. Its Agricultural Land Classification should therefore be established before allocation. The site’s hedgerows, field margins and habitat connections should also be assessed.

The Parish Council also relies on its parish-wide concerns regarding foul sewerage, water supply, electricity and surface-water drainage. Those matters should be evidenced before allocation rather than deferred to a later planning application.

4. Highways, Sustainability and Cumulative Impact

Vehicular access would be from Northwood End Road. CBC should establish that safe access, visibility and pedestrian provision can be achieved. The withdrawal of the village bus service makes future residents particularly dependent on private cars.

This site must be assessed together with Hawnes Close and other nearby candidate or committed development. Hawnes Close should not become a precedent for successive outward extensions which progressively suburbanise the Greensand Ridge.

5. Evidence Required

Before further consideration, CBC should have satisfactory evidence on landscape and visual impact, cumulative impact, Agricultural Land Classification, ecology and habitat connectivity, highway and pedestrian safety, sustainable transport, foul sewer and water-supply capacity, surface-water drainage and settlement morphology.

6. Overall Conclusion

Site 136479 would extend development behind the established frontage and into a sensitive part of the Greensand Ridge, with consequential landscape, settlement-form and cumulative impacts. The Parish Council considers the site unsuitable for allocation and requests that it be excluded from further consideration.

Appendix A6 – Site 136526

Oxley's Farm, A6, Haynes – 14.39 hectares – Proposed Employment Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 136526 for employment development. At approximately 14.39 hectares, it is a very substantial predominantly agricultural/rural site outside the established settlement.

1. Scale and Need

The scale of the proposed allocation is a fundamental concern. The Parish Council supports appropriate local employment but is not presently aware of evidence demonstrating a need for an employment allocation of this scale at Haynes.

CBC should identify the strategic or local employment need the site is intended to meet and explain why a 14.39 hectare rural site at Oxley's Farm is preferable to established employment areas, previously developed land or locations with stronger infrastructure and sustainable transport connections.

2. Rural and Agricultural Character

Allocation would represent a major change from agricultural countryside to developed land and could contribute to the urbanisation of the A6 corridor. Given the size of the site, landscape and visual impact should be assessed before allocation.

Agricultural Land Classification should also be established, with particular scrutiny if Best and Most Versatile land is involved.

3. A6 Access and Sustainable Transport

The A6 has greater capacity than many local roads, but employment development of this scale would inevitably generate additional employee and commercial traffic. CBC should establish in principle that safe access and acceptable cumulative highway effects can be achieved.

Proximity to the A6 should not be equated with sustainable accessibility. CBC should consider how employees could realistically reach the site by public transport, walking and cycling, particularly following the deterioration in local bus provision.

4. Infrastructure, Ecology and Cumulative Impact

CBC should establish that the broad infrastructure needed to support an employment allocation of this scale can realistically be provided. The site's ecological value, including hedgerows, field margins and

habitat connectivity, should also be assessed.

The cumulative effect of this and other A6-related allocations should be considered, particularly the risk of incremental urbanisation of the corridor.

5. Overall Conclusion

The Parish Council has seen no evidence demonstrating why an employment allocation of this scale is required at Haynes or why Oxley's Farm is preferable to more sustainable and less environmentally damaging alternatives. Site 136526 should not progress unless CBC can demonstrate a clear need and compelling planning justification for an allocation of this scale in this location.

Appendix A7 – Site 136577

Land adjacent to the A6, Haynes – Proposed Residential Development with Standalone Green Spaces

Parish Council Position

Haynes Parish Council objects to the allocation of Site 136577. The principal concern is that it would create a standalone, car-dependent residential development beside the A6, physically separated from the village and without satisfactory pedestrian or public transport connections to everyday services.

1. Settlement Pattern and Isolation

The site would not represent infill or the natural consolidation of an existing residential area. It would create a separate modern residential enclave related primarily to the A6 rather than to the village itself. The historic dispersed character of Haynes does not justify creating new isolated development in the countryside.

2. Pedestrian Connectivity and Sustainability

There is no satisfactory pedestrian route connecting the site with the centre of Haynes and its limited facilities. The A6 is a busy strategic road and does not provide an environment in which residents, particularly children, older people or those with mobility difficulties, could reasonably be expected to walk for everyday journeys.

The withdrawal of the village bus service further reinforces car dependency. Geographic proximity to a settlement is not enough: practical, safe and convenient connectivity is essential.

3. Highway Access

The site's A6 frontage requires careful assessment of traffic speed and volume, visibility, turning movements, pedestrian and cycle safety and access for emergency and service vehicles. The A6 may have greater traffic capacity than village roads, but highway capacity is a different question from sustainability.

4. Landscape, Agricultural Land, Ecology and Infrastructure

Development would convert open/agricultural land to residential use. The proposed inclusion of green space within a scheme would not remove the underlying change in character or make landscaped areas equivalent to the open land they replace.

CBC should establish Agricultural Land Classification, ecological value and habitat connectivity, together with the feasibility of foul drainage, water, electricity and surface-water infrastructure.

5. Overall Conclusion

The fundamental objection is to the location. Site 136577 would create a standalone residential development from which residents would be overwhelmingly dependent on private cars, potentially even to access Haynes itself. Road accessibility is not the same as sustainable accessibility. The Parish Council considers the site unsuitable for allocation.

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Appendix A8 – Site 136781

Land adjacent to North Lane, Haynes – 1.97 hectares – Proposed Residential Development

Parish Council Position

Haynes Parish Council objects to the allocation of Site 136781. It is a 1.97-hectare greenfield site extending beyond the existing built form into open countryside. Particular weight is attached to the severe constraints of North Lane, its recreational importance as part of the John Bunyan Trail, and the previous planning history of the land.

1. Scale, Settlement Form and Landscape

At 1.97 hectares, development would create a significant new residential area rather than modest infill or organic village growth. It would erode the distinction between settlement and countryside and risk creating an estate-style enclave inconsistent with the dispersed character of Haynes.

CBC should undertake an appropriate landscape and visual assessment from public roads, footpaths and representative viewpoints.

2. Previous Planning History

The Parish Council understands that a previous proposal for residential development of this land was not supported by the local planning authority and that the applicant was advised to withdraw the application.

That history does not prevent reconsideration through a Local Plan, but it makes the question of changed circumstances especially important. Before the site progresses, CBC should identify the earlier concerns, state which remain relevant, and explain what material changes in policy, infrastructure, highways or other circumstances justify a different conclusion now.

3. Highways, Sustainability and Infrastructure

North Lane is a particularly narrow rural lane and is unsuitable in character for substantial additional residential traffic. It is effectively a no-through road, ending at the farm at the end of the lane, where turning opportunities are limited. These physical constraints are especially important because development of Site 136781 would introduce regular two-way residential, delivery, refuse and emergency-service traffic into a lane with very limited width and manoeuvring capacity. North Lane also forms part of the John Bunyan Trail and is used for recreation. Additional traffic would therefore affect not only highway safety and capacity but also the safety, amenity and rural experience of walkers using this established route. CBC should undertake a site-specific highway assessment addressing the width and geometry of North Lane, opportunities for vehicles to pass and turn, pedestrian safety, access for

service and emergency vehicles, and the cumulative effect of additional traffic. The withdrawal of the village bus service further increases likely car dependency.

Given the site's scale, CBC should also secure evidence on foul sewerage, water supply, electricity and surface-water drainage before allocation.

4. Agricultural Land, Ecology and Cumulative Impact

Agricultural Land Classification and ecological value should be established before allocation. Development should also be assessed cumulatively with recent housing growth and other candidate sites, including its effect on the overall scale and rural character of Haynes.

5. Overall Conclusion

The site would represent a significant extension into open countryside and carries material highway, infrastructure, landscape and sustainability concerns. The constraints of North Lane are particularly serious: it is a very narrow no-through rural lane, with limited turning ability at its farm-end termination, and it also forms part of the John Bunyan Trail. The Parish Council considers that the additional traffic associated with residential development would be difficult to reconcile with both the physical limitations of the lane and its recreational function. The previous planning history adds further weight: unless CBC can demonstrate that these constraints, together with those which led to the earlier planning position, have materially changed or can be satisfactorily overcome, the Parish Council considers Site 136781 unsuitable for allocation.