

**Representations on Draft Central Bedfordshire Local Plan 2035 and Technical Evidence
to support the promotion of Land at Mayfield Crescent Lower Stondon (ALP270 & NLP392)**

Representations on the Settlements Capacity Initial Study

Our Clients support the approach adopted in the Settlements Capacity Initial Study and particularly the conclusion reached in respect of Lower Stondon in that it has medium capacity for growth (50 – 500 units) and the sensitivity of the settlement community and environment is considered to be low.

Separate representations have been submitted on the Draft Local Plan itself endorsing the principle of releasing sufficient land around existing settlements, but commenting that a higher target of housing on small and medium sized sites should be included in the Submission Version of the Plan so that the Council is less reliant on new settlements to meet its high housing target.

Large Villages such as Lower Stondon have the capacity to accommodate substantial expansion which will help to maintain the viability of existing facilities and the overall vitality of the settlement as well as assisting in the delivery of new and improved facilities. The technical evidence in support of the Local Plan confirms that Lower Stondon has already seen a 27% increase in growth over the last 10 years which demonstrates the settlement is capable of successfully absorbing growth. If all current outstanding commitments are built out it will only increase the housing stock by a further 0.62%.

There are few identified constraints surrounding Lower Stondon and those identified can be avoided or mitigated by locating new development to the south and north of the settlement. Development here would not result in coalescence with the adjacent villages nor would it result in significant loss of valued landscape or the best and most versatile agricultural land.

The further expansion of Lower Stondon affords the opportunity to deliver a wide range of housing for the local community with the potential for infrastructure improvements in a village location that is sustainable in terms of location and facilities.