

Dunstable Local Plan  
Consultation response  
August 2017

I write in response to the extension of residential development proposed in the Green Belt that is represented by proposed sites NLP 038/NLP 432/ALP 144. If such development were to be contemplated, it would be appropriate to consider the attached 18 acre site ("land west of the Tring Road") that lies adjacent to The Avenue and borders Tring Road.

The site has been in the same family ownership since before WW2 and was part of a land development that now includes The Avenue. The site was laid out with a proposed vehicular route between trees in a 'U' shape and some initial drainage work was also carried out.

The site lies within Dunstable Town boundary and has rights of access over The Avenue (private road) and via its two access plots into the main site area. It could provide around 30 homes of a similar density to The Avenue while respecting the special character of this part of west Dunstable.

The landowner missed the call for sites but would otherwise have responded to offer this site for consideration in the Local Plan assessment of housing need. A sketch is attached to indicate one possible approach to residential development of the site.

Yours sincerely

Jonathan Flory  
On behalf of the Landowner

Consultation response Ends

