



Come to our public exhibition  
**Wednesday 21<sup>st</sup> of July**  
from 4pm to 8pm

Stondon Baptist Church, 27a Station Rd,  
Lower Stondon, Henlow SG16 6JL

Meet the team and find out more.

## Hello

This newsletter is designed to give you some more information about the proposals for new homes and open space on land off Bedford Road, Lower Stondon, Henlow. The 7.08 hectare site is identified within the draft North Hertfordshire Local Plan as a site suitable for the delivery of new homes and the plan is scheduled for adoption later this year. Barratt and David Wilson Homes are promoting a planning application for the site to allow delivery of 185 new homes early on in the plan period, helping to contribute towards the 14,000 new homes North Hertfordshire needs to provide up until 2031.

The proposals have been designed to incorporate and retain existing features of the site to provide:

- 185 new homes with associated car parking;
- Vehicle access from the Bedford Road;
- 40% affordable housing – for social rent or shared ownership schemes;
- New landscaped open space for existing and new residents;
- Substantial contributions to bus services, education and local services.

We'd like to know what you think about these proposals, which bring with them a range of new family and affordable homes. You can complete the enclosed postcard, call us on 0800 148 8911 or visit our website at [www.bdwlowerstondon.co.uk](http://www.bdwlowerstondon.co.uk). We look forward to hearing from you.

# The application



The proposals seek to provide:



**185 new homes** – of which 74 of these will be affordable homes available for a mix of shared ownership or social rent for those struggling to get on the housing ladder or find suitable rented accommodation. The new homes will consist of a mix of between one and five bedroom homes as well as one and two-bedroom apartments.



**Landscaping within and around the development** – the proposals seek to retain and enhance the significant nature landscaping around the boundaries of the site, including thickening up with native planting. Existing trees and hedgerows will be maintained.



**Considerate Contractors Scheme** – Barratt Homes are members of this scheme, which ensures that construction is carried out in a way that is as least disrupting to neighbouring residents as possible. A dedicated site manager will handle any concerns from local residents quickly and carefully.



**Contributions to local services** – while the development is within the boundaries of North Hertfordshire, residents from the development are likely to use the services and schools within Lower Stondon and Henlow. Therefore, substantial contributions are being made which will be shared with Central Bedfordshire Council to improve services that residents are likely to use, including almost £1m for education alone. The final agreement will be made between the two councils as to the split of funds provided by the developer.



**Infrastructure** – Barratt and David Wilson Homes will work with local infrastructure providers, such as highways officers, electricity, water and other utilities to ensure there is appropriate capacity within the system. Where there are bottlenecks, contributions will be made towards improving these.



**A Sustainable Drainage Scheme** – designed to capture rainwater during periods of heavy rain and release, slowly, into the watercourses after the event – reducing the impact of the development. A thorough Flood Risk Assessment has been undertaken on the site and no housing will be planned for areas at risk of flooding, known as Flood Zones 2 and 3.