



## HAIL WESTON PARISH COUNCIL

16 September 2020 - **Bedford Borough Council Call for Sites**

Hail Weston Parish Council (HWPC) note that Bedford Borough Council corresponded on 13/07/2020. These observations follow a HWPC meeting held 15 September 2020, it is hoped, considering the current situation, they are acknowledged, and included in the responses already received.

Hail Weston village falls within Huntingdon District, however, is adjacent to Staploe and Duloe Parish, within Bedfordshire Borough Council and is impacted to the recent 'Call for sites'. One of the responses received to the 'Call for sites' highlighted in bold below.

1. Cottage Farm, Upper Staploe 0.2 hectares suggested the site could provide 4 dwellings in the time period 2024/25 to 2028/29
2. **Flints field (beside B645 and A1) 15.95 hectares. Suggested site could provide in the time period 150-200 dwellings in 2024/25 to 2028/29 and a further 200-250 in 2029/30 to 2033/34 - 400-450 dwellings overall.**
3. Top Homes field Beside A1 and Bushmead Road 16.8 hectares. Suggested site could provide in the time period 100-200 dwellings in 2024/25-2028/29 and a further 200 in 2029/30 to 2033/34 400 dwellings over all.

The HWPC main objections to development of Flints Field beside the B645 and A1 is the lack of **infrastructure in St Neots** is already under pressure due to large scale development on the eastern side of the town: Loves Farm, Loves Farm East and Wintringham developments. Hail Weston is classed as a small settlement with Huntingdonshire District Local Plan 2036 and has no facilities.

The A1 provides a physical barrier between the town of St. Neots and rural Cambridgeshire and Bedfordshire. Any development in Cambridgeshire/Bedfordshire close to the A1 would be blighted by the significant noise and air pollution that the additional traffic on the road causes. The Hail Weston Community Plan 2016-2021 response to Housing and development illustrated 75% of residents were opposed to any development between the village and the A1, The PC do not therefore believe this would align with the residents hopes and aspiration.

### **Lack of infrastructure in the area:**

**Schools** The local schools in the area of Cambridgeshire are oversubscribed.

**Medical facilities** There are no doctors' surgeries or pharmacies in the area. The nearest in Eaton Socon, Cambridgeshire is already totally overwhelmed with a 3 week wait for appointments, so many people travel to use acceptable facilities further afield in Great Staughton, Kimbolton Cambridgeshire using local roads B645 through Hail Weston village.

**Transport** Black Cat enhancements works start date not confirmed. Loves Farm and Wintringham developments have close proximity to St Neots railway station the car park is at capacity without these proposed developments and has resulted in St Neots T C investing huge monies on Local Highways Initiatives to prevent commuters carparking along key roads and residential areas. A major unknown in this plan is the route of the East-West railway and the location of its new stations.

Jennifer Abell - Clerk to Hail Weston Parish Council