

Issue: Highways	
Summary of Comments	Response
Traffic	
<ul style="list-style-type: none"> [The proposed development] will cause a lot more traffic on the already busy roads around the village, let alone going into Hitchin / Luton. 	<p><i>The impact of the proposed development has been investigated and recorded within the Transport Statement and shows no severe impact upon the local road network.</i></p>

Issue: Facilities and Services	
Summary of Comments	Response
Local services	
<ul style="list-style-type: none"> The proposed plan includes the development of a new village shop, which would jeopardise the current shop and post office. What is happening to the site occupied by the existing Offley stores? The development will be a lovely addition to Offley with the new convenience store as the current one is not sufficient. 	<ul style="list-style-type: none"> <i>The proposal does include the potential for a new village retail outlet, we understand that the existing shop's range of goods is limited and therefore the proposal provides an opportunity to diversify local retail choice.</i> <i>The existing Offley stores is not within our control and therefore we cannot provide any comment.</i>
School	
<ul style="list-style-type: none"> The school is at capacity and would not be able to cope with the new influx of children. The village school is already at full capacity having recently undergone an expansion due 	<ul style="list-style-type: none"> <i>Based upon the latest available information on Edubase, (Jan 2016) Offley Endowed Primary School has available places with a capacity of 140 and 122 pupils in total. In the event that there is no</i>

<p>to the previous recent development and there is little prospect of finding additional capacity given the limited land available for additional places. As I am sure you are aware there is also great pressure on secondary school places within the Hitchin catchment area.</p>	<p><i>capacity at the school, then as explained within our Public Consultation leaflet, a contribution will be paid to the respective authority to ensure that sufficient school places are made available through the provision of new classrooms.</i></p>
<ul style="list-style-type: none"> Two bus stops are shown on the plan though only one exists currently. The bus stop directly opposite the Offley Oriental restaurant should be moved as it is a danger to increasing traffic, access and pedestrians, to a new location by the new proposed shop. 	<ul style="list-style-type: none"> <i>The local highway authority will be consulted as part of any planning application. Where it is accepted/CIL compliant any necessary contributions or improvements to public transport will be secured by way of S106 Agreement.</i>

Issue: Design and Layout	
Summary of Comments	Response
<p>Site Size</p> <ul style="list-style-type: none"> Stop ruining villages with oversized developments without placing infrastructure. It is an overdevelopment of the village. I'm concerned with the actual number of proposed dwellings and it appears to be a higher density than the recent development on the opposite side of the road. Prefer less dwellings. 	<ul style="list-style-type: none"> <i>The proposed outline scheme has been sensitively designed to take account of the sites opportunities and influences. Full details on matters such as layout, scale and appearance would be agreed at reserved matters stage. This will ensure the final development would be in keeping with Offley's existing character and would not result in overdevelopment.</i> <i>Relevant contributions toward infrastructure will be agreed as part of the application process and in consultation with statutory consultees such as the Highways Authority, Education Authority, Local Lead Flood Authority. Where it is accepted/CIL compliant any appropriate contributions shall be made via a S106 Agreement.</i>
<p>Design and Layout</p> <ul style="list-style-type: none"> Plans look very nice and in keeping with the village. I think maybe there should be trees along the road side to hide the site from the existing site over the road and make it look greener. 	<ul style="list-style-type: none"> <i>Acknowledged. Further consideration of the detailed landscaping scheme will be put forward within a Reserved Matters application subject to the Outline Application being approved and we will consider this comment.</i>

Issue: Environment and Ecology	
Summary of Comments	Response

Landscaping	<ul style="list-style-type: none"> <i>Acknowledged. Further consideration of the detailed landscaping scheme will be put forward within a Reserved Matters application subject to the Outline Application being approved and we will consider this comment.</i>
<ul style="list-style-type: none"> I like the landscaping ideas. 	

Issue: Planning Policy	
Summary of Comments	Response
Planning Policy	<ul style="list-style-type: none"> <i>The local plan that contains the village boundaries was adopted in 1996 and had a notional end date that expired in 2001. It would therefore never have been expected to inform planning decisions in 2017. Village boundaries must inevitably change to accommodate growth and sustainable development, which the proposed scheme amounts to.</i>
<ul style="list-style-type: none"> The site is outside of the village boundaries (Ref. 2) 	

Issue: Miscellaneous	
Summary of Comments	Response
Principle of development	<ul style="list-style-type: none"> <i>The proposed scheme, including the number of dwellings that are intended to be delivered has been designed to respond to the site's opportunities and influences. Full details on matters such as layout, scale and appearance would be agreed at reserved matters stage. This will ensure the final development would reflect the village's existing character.</i> <i>The private village allotments are proposed to be relocated after careful consideration by the landowner to ensure existing patrons can continue to have use of an allotment.</i> <i>Any new allotment facility will be an improvement to the existing by offering, for example, a formal water supply. The site shall also be prepared with suitable drainage and soil improvements where necessary.</i> <i>This application relates to the redline at Luton Road and no other land is proposed for housing development as part of this application.</i>
<ul style="list-style-type: none"> The village has recently experienced two significant developments that have increased the size of the village significantly, a third even larger development risks changing the character of the village too far. This development will also impact the village in a wider context by once again moving the village allotments which were only moved 4 years or so ago from a previous site which was developed. It seems that as soon as land is used for allotments, within a couple of years permission is sought to build on that land so how long will it be before you are requesting to cover our beautiful countryside surrounding Offley with yet more houses? I live in the village and have done so for the last 8 years. I would love to be able to buy here if 	

<p>only it was possible for me to do so it would be amazing.</p> <ul style="list-style-type: none"> I am really all for this development and it should go ahead 	
<p>Amenity</p> <ul style="list-style-type: none"> It will ruin the views for a number of properties in the village. We are concerned at the impact of the proposal on our house and garden, the current diagrams indicate that the housing will be built very close to our house boundary while providing lots of space and land on the north and west sides where there are no houses. It seems strange to have little consideration of our boundary while providing green space which would benefit very few if any residents. The four barns along the boundary are 1.5 stories high so your proposal for 2 and 2.5 story properties so close would have a serious environmental impact for us. 	<ul style="list-style-type: none"> <i>A Landscape and Visual Assessment has been undertaken and forms part of the Application documents. Careful consideration has been given to the position and siting of the developable areas of the proposals to ensure long, medium and short/immediate views to the surrounding dwellings and publicly accessible areas including footpaths and bridleways are not severely impacted.</i> <i>Sufficient buffers and off set distances have been provided following our masterplanners input into the outline design of the scheme.</i>
<p>Consultation Document</p> <ul style="list-style-type: none"> Can I raise our frustration at having to find out about this proposed development from other residents in the village. We live at Westbury Farm Close and would be possibly the most affected residents of the village but have not had any contact with yourselves, the land agents or the land owners. This is also the case for our direct next-door neighbour. 	<ul style="list-style-type: none"> <i>Westbury Farm Close was included on the list of leaflets to be posted following a review of your query. There was no reported error from Royal Mail and therefore we can only apologise in response to your claim. A press advert was advertised within the Hitchin Comet that provided details of the Your Views Website that included all of the proposal details, including leaflet and consultation boards.</i>