

Question A10 asked for open-ended comments which are reproduced verbatim here and will be analysed separately at a later date.

- *I would suggest that using the site that Heathfield occupies to make more housing will then create a need for future schooling when we may need what is already available. What would we gain by demolishing a ready to use school?*
- *Essential Caddington and Slip End remain away from Luton and stays as a village*
- *We have compromised enough with the present level of infill home. We should not encroach onto the precious countryside. We will rue the consequences of our total short sightedness*
- *Caddington and slip end struggle to cope with traffic congestion- some roads nothing but rat runs for access to Luton and Dunstable. Further growth will only make the problem worse*
- *We should remain a village- we do not want any more homes here!*
- *Any additional housing would put a strain on the already congested roads around the village. Caddington village school is not fit for purpose to accommodate more children. the roads around the school in the morning, lunch and afternoon are already congested and would be grid locked should traffic increase*
- *Allotments in C6 are needed by local people, as well as surrounding open space*
- *We have chosen to live in Caddington because it is a good sized village. We would hope it would stay a village. Schools and doctors etc become over run with more houses*
- *More bungalows are needed for the elderly as there are family sized homes in the village that could be used if there were more small homes on offer which the elderly could choose from in the village*
- *Need housing for first time buyers and elderly. Any social housing should the village residents housing opportunity not other areas*
- *We are a family that currently can only rent due to the high deposit required to buy. We are hoping that if new buildings are within the village surrounding areas it may give us a chance to buy through the government low deposit scheme*
- *We chose to live in Caddington because it is a small village. We've left a bit town to come here. We do not want the village to become an extension of Luton or become a town. We will simply move away if this happens*
- *We chose Caddington specifically because of the village community, character and space. To destroy this with housing estates would be a travesty and defy most residents reason for living here*
- *I do agree we need new housing within the parishes of Caddington and ship end but not at the expense of existing residence. Several of the sites allocated would make a big difference to the price of property(my son being one of them) he bought his house for the outlook which is one of the sites gets the go ahead will be taken away. I live on the school route which is already becoming ridiculous with parking. Where would all the extra traffic go? Can the school cater for larger numbers?*
- *Avoid housing associations, unless they effectively prioritise the needs of Caddington and Slip end residents*
- *We need to be kept as separate villages not as suggested in A8*
- *If you are going to build more houses why get rid of the school as there will be more children*

- *Not C8 or C9 for development too much development in Slip End. Agree with SE7 and SE8*
- *Road infrastructure needs sorting as part of covenants for any any new housing developments- existing roads are woefully inadequate and lack foresight*
- *I am concerned that sites C6 would deprive the village of a useful and characteristic amenity. More of the adjacent field should be considered. the combination of C9 and C8 is too damaging on village life at this point in time*
- *A7 Heathfield only C1. We are a village and we would like to stay that way. Infilling and brown sites are acceptable but building green belt is not acceptable*
- *Do we need all the possible sites to be built on? maintaining countryside is important*
- *A8 dunstable only. Large housing designed to cover for elderly family relations ie ground floor shower and toilet room and a study that can be turned into a bed sitter. B13 possible for proposed built accommodation for elderly*
- *Keep to the green belt only*
- *Too little on the map to give a valid opinion on the face of it the sites (indicated by orange lines) are in areas with housing already. The vauxhal site is more isolated and far preferable*
- *I will not support anything that involves development of our allotments*
- *Please do not develop C9*
- *We came to live in Caddington because it was a village. If it expands it will no longer feel like a village. If it does expand Heathfield will be needed as a school*
- *Flats in a village are inappropriate and would diminish the character of the village*
- *Old Heathfield school site should be handed over to the village for use as a amenity then housing. It will be needed even more as more developments come on stream*
- *We are fed up of Caddington being a dumping ground. This is no longer a village, it's very sad. Can't even park at the shops, it's ridiculous*
- *Any new housing provisions should only be made available to families of existing residents and definitely not for immigrants*
- *the only consideration would be to provide enough schools and medical facilities. Therefore serious thoughts to not develop the Heathfield site should be taken*
- *Housing is always needed, but not at the expense of spoiling our village in Caddington- too many houses, too big*
- *More social housing, already have enough private housing*
- *I agree with the proposed sites (brown fields sites) being used possible for new homes but not for employment ie business. Preferably brown fields sites should always be used before greenfields*
- *Developments should be in village area and not extending to other areas as Caddington identity will be lost*
- *I do not consider area C9 as a suitable development choice as manscroft rd suffers flooding in very wet weather. Additional infrastructure could only make the situation worse as it lies in a valley. The cost of additional drainage I suspect would be prohibitive*
- *All housing developments should not change the character of the villages. The Heathfield centre is placed in the middle of the village and well used. If this site is developed it is important to build a new community centre with a theatre facility*
- *They should be in character with village life, modest density*
- *No social housing*

- *To me the best thing about village life is the mix of people living there, plus the ability to find green open spaces in easy reach, trouble is the more the villages expand the 'green' areas are diminishing, some provision for leisure land is paramount, dog walkers, playgrounds etc*
- *We would like Caddington to stay as a village and not to become a town*
- *You keep saying about housing needs for Caddington but real Caddington people do not benefit from more houses*
- *It's impossible to answer A7 as a collective as we may agree with some but not others, there is also a potential traffic issue around the Vauxhall site if the roads aren't improved*
- *If all proposed sites were to be built on Caddington and Slip End would surely begin to lose the right to be called village*
- *I agree with all my ticks but must state it will need better roads and other facilities in the area i.e. shops, banking etc*
- *C1 area, Heathfield School should not be considered for housing*
- *Do not know enough about Slip End Parish to have an opinion on it's housing needs, with regard to question A9 I attended meeting and have seen plans which all look very nice, but my concern is for extra traffic using this road to get to village, it is already a 'rat run'*
- *The Chaul End site should only go ahead if they have their own shops & doctors, do not push this onto Caddington, we do not need social housing, we need families who buy in the area not ones who cause trouble, why not improve parking in the village shops (Caddington) by making spaces deeper so people park in (see outside M&S Harpenden) minimal green space lost for more parking*
- *Reservations about C6*
- *Because the Chaul End site is isolated from Caddington. Luton and Dunstable, consideration must be given to the provision of local facilities such as a community hall, social club, doctors surgery, newsagents, hairdressers etc and above all a good regular bus service to connect with Luton & Caddington*
- *None, it's big enough*
- *Lower cost housing is important so that younger people do not have to leave the village*
- *Is the school large enough to meet the demands? Roads through Caddington are quite busy as it is*
- *Caddington is a village and additional 200-400 homes would not leave Caddington as a village, the village should be protected from 'growth' and remain as such, whilst there is a need for houses, any development should compliment the village not swamp it*
- *More shops, better roads, laundry*
- *Can the roads take more traffic? What about schools? Flooding due to our underground system will get worse, they will need sorting before more houses are built*
- *When you put social housing in the rent is too high both council & housing association when houses are made available they should be made available to village only, who are homeless not selling their home to obtain a council/association home, this should be looked into*
- *I am extremely worried that the reason I moved to Caddington i.e a village, is to be lost*
- *I moved from Luton to Caddington 30 years ago, we wanted a village life for our children, there has been plenty of houses built in Caddington on in fill sites, this should make sure that your target is nearly met, Caddington should remain a village not become an opendage of Luton*

- *I am sure I am not alone with my concerns around traffic with this proposed development, you go on to ask if I have issues currently with access to medical service and post office which is currently no, but I have yet to see what additional proposals will support this huge increase, more doctors? More local shops? This has to support young low income paid people and elderly people who currently in this village are unable to stay due to costs of property*
- *It should always be our aim to maintain the green belt, especially the buffer between Luton Borough and Caddington and Slip End villages, future developments in Caddington should be less dense than has been allowed in previous years and that the utility services (i.e. sewerage, water and electrical) can support these additional communities*
- *Caud End site is ideal as it is not currently green space, no loss to either village (Slip End or Caddington)*
- *I do not feel location C8 and C9 are sensible options as Mancroft Road is often difficult to use due to many parked cars making the road a single track road the majority of the time*
- *Consider the infrastructure when looking at question A9*
- *People chose Caddington and Slip End because they are small and expanding the housing development as these plans suggest, is the opposite of what everyone in these areas really wants, or why they moved there in the first place*
- *Too much development, it should be limited*
- *Although as a villager I wish to keep Caddington as a village, I do understand homes need to be built, I also do not wish to lose the identity of our village*
- *Some development is inevitable/acceptable and some of the sites highlighted may/would be ok but the form only allows for approving all or none*
- *Affordable medium sized houses and bungalows*
- *No dense building of homes i.e. flats*
- *Caddington & Slip End are rural village locations and we bought and paid a premium for this, with proposals Caddington/Slip End will be more town areas, how can we accommodate all the housing proposals & not retain village location as more roads/schools/doctors will be essential to cope*
- *We need to have more facilities (i.e. shops etc & schooling facilities together with more leisure facilities) if the village is to grow any more, also more parking to be made available in the village, we must still retain a village environment*
- *C10 area, C5, C4, C9 & C8 are good choices that we feel would not affect the village, the others possibly would as they encroach on existing village esp C1 in the heart*
- *General motors site/Chaulington should be considered, but should be within the 200 to 400 homes limit- not additional*
- *We moved to slip End to live in a village, if the proposed plans go ahead we will live in a mini town. The idea was you could walk to the shop and children could walk to school. As for speeding traffic it is only a small majority who do this, flashing speed lights are far better than bumps as most people go that speed on purpose, or speed cameras to raise money to repair the pot holes in the village*

- *Slip End has a large number of more mature residents, although we need accommodation for them should they wish to down size, we still need to encourage younger people to live here, we also need young families to keep the village going*
- *Slip End is a village and more housing will take away the village feel. I totally oppose significant developments within the Slip End boundaries*
- *We should keep green areas for walking and maintaining a village feel*
- *Increased housing involved additional services, eg Public transport, doctors, library, schools etc*
- *It would be good if you could provide statistics of actual requirement in relation to young people, families and elderly/vulnerable persons in the village*
- *We've moved to a rural area with smaller villages nearby because we don't want to live in a built up area*
- *If Chaul End Lane proposal goes ahead, will there be provisions for additional school placing in the development. If not would Heathfeild site be re established. as this could effect proposals for the Heathfield site.*
- *I would only be happy with Se1 Se5 Se2 and Se3. I do not wish to see the villages become an overspill of Luton and Dunstable. Se6 should be used for housing because it provided a community facility*
- *This would double the size of Slip end and all present houses would be totally hemmed in! not acceptable*
- *To remain a village and protect life we should stop all new developments. Do not wish to be gobbled up by Luton*
- *Bungalows for the older people to buy or rent*
- *To try and avoid flats which remove 'village' feel to both areas*
- *Caddington and Slip End including Woodside and Alley green are villages and should remain as such. Urban sprawl not acceptable and development should be contained in existing towns without encroaching into our parishes*
- *The caddington sites seem fine, but we do not agree with developing sites SE1, SE4, SE5. Maybe sites in pepperstock could be considered?*
- *Most people that I speak to live in a small community because they like it so to increase the sizes of the communities very much would be wrong. However many 'children' brought up in the villages can't afford to stay here when they would like to, so housing they can afford would be good.*
- *Re A7 above and B15 on P4. It is felt that areas in slip end which have been identified for possible developments are insufficient to facilitate provisions of community facilities. As such would more space for development be found in, for example, between church road and pepperstock, along the north side of church road from the end of prebendal drive and the church etc*
- *Slip End school will not be big enough, so will be a problem for education. Slip End park is not big enough and will not be much for children to do*
- *Please consider small holdings and farms, it's so silly to build near these as new townies complain about life on the farm. And a peaceful tranquil village becomes a war zone and if you are going to build, village people should have first refusal. why do we need 400 houses!*
- *Old peoples bungalows*
- *If possible it should be restricted for local people to buy/rent*

- *Extra housing will destroy the environment villages will become part of a joined up conurbation*
- *Extra housing needs bigger or extra schools, doctors surgery and other amenities. Good bus services for elderly and easy accessible to shops, which are not too expensive*
- *We have a very large number of young and elderly residents, who need housing. Without including anywhere else our local people must come first*
- *How do you find it necessary to build in and around villages you only make them small town. the roads around here are bad enough already.*
- *Will the roads and schools be adequate*
- *Chaul End development should depend upon improvement to road link via Caddington*
- *Village housing should be given priority to young people who grew up in the village and to the elderly who want to stay in the village. Building big 'executive' houses does not benefit anyone locally other than developers*
- *The purpose of paying a premium to live in a village setting as all us occupiers do is to keep the number of people living in the area down, it ensures a better community feeling away from all the hustle and bustle of town life living*
- *Protect green belt as far as possible*
- *Personally feel that Caddington needs a playground for younger children that has gates, no grass, safe surface. Being a young single mum find it very hard with a 1 year old that wants to run everywhere and every time she falls over she is muddy*
- *We are a village, more houses are not needed we want to stay a village that's why we moved here*
- *The storage depot is a large site and the suitability of access roads. drainage and the number of extra vehicles using Chaul End Road in its current layout width etc is not something I would like to see happen in this area. This includes the joining junction with the A505 at one end and congestion in Caddington village the other. Can we be guaranteed these road usage factors would be taken in consideration and actioned accordingly?*
- *I do not feel that there is any need at all for further housing in Caddington or Slip End. I feel it would ruin the village to build on our fields or woodland. I see no benefit to adding more people to our schools, I do not see a need for additional village provisions*
- *there is not much of a gap between Luton boundary and Caddington boundary(southbeds). Boundary lines could easily be changed at sometime in the future maybe by politically motivated causes. There is still many miles between Dunstable and Caddington more houses that side of the village would still leave miles of open countryside between Caddington and Dunstable. Luton needs country around it as much as villages*
- *Heathfield site- ideal for sheltered accommodation for elderly sue to central village location, access to shops, doctors, po etc and use of Hall/community centre is kept on site*
- *Creation of a retirement village, offering 1 and 2 bedroom flats and bungalows for sale with varying levels of support for over 65's. This would allow existing older residents to remain in the village for the rest of their lives, and would create additional revenue and employment for the community. suggested sites C1, C2 or C3 with pedestrian access via existing footpath through all saints churchyard*
- *We live in Caddington because it is a village. proposed expansions if completed would make it lose its village appeal. Increased infrastructure would be required to accommodate more people*

- *Need to consider pricing/renting through housing associations so young people/families can afford to live in the villages*
- *If the vauxhall storage depot at Chaul end is developed surely this will alleviate the need to build so many houses in Caddington*
- *Prefer to see the allotment sites preserved, social and leisure facilities should be maintained*
- *Do not use possible future housing sites for gypsy sites*
- *Traffic flow and facilities are important consideration*
- *Generally people moved here to get away from larger communities. Heathfield school was closed as it was considered to not be needed and now facilities are not available to commit if you had more residents in the village*
- *The village can expand, but only is additional leisure, social, sporting and community facilities expand also. Roads such as Chaul End Lane are inadequate in present form (pavements/width) housing must match/improve the existing demographic*
- *C2,3,6,7 seem ok to be considered. C8/9 roads/fields have major flooding so not suitable for development and roads used as cut through- too many family pets killed on these roads and no safety pavements for walkers. Suggest countryside left alone with views not spoilt. owls living in woodland by C9 too. Roads speeds must be better controlled- fed up with speeding vehicles*
- *As residents of Chaul end road, Caddington for nearly 13years we have seen the amount of 'through' traffic increase dramatically. This is a very narrow road and any further development along this road ie C5,4 and the vauxhall depot would increase the traffic considerably more whether through traffic through the village or families going to and from tesco and other retail sites for shopping. Caddington would no longer be a village. See our answer to A4!*
- *Small terraced starter homes for first time buyers essential to counteract the ageing population and revitalize the villages. small business units are also a great idea. Built next to main roads not in rural lanes that clog up when trying to access them(refer Cotswold business park)*
- *Traffic lights and Chaul End Road/ Luton Road even if only operating at certain times of the day*
- *The school is over subscribed as it is, as is also the doctors surgery. unless there are to be increased the village is at maximum capacity*
- *Any development would be within village and should not extend towards neighbouring authorities as this will have some outcome of developing 'village feel' as their experience. New housing should be a misc*
- *Re A9- This would create added traffic on Chaul End Lane which already cannot cope at peak times with long queues of traffic at both lanes. Also we moved to Caddington 20 year ago as a village location. Do we have to move again out of it to have a peaceful life*
- *I would like our allotments protected from development*
- *We must remember these are village locations and should be preserved so. the more houses= more people= more school premises= more traffic= more better roads to take the traffic. as anyone really observed the green area of Caddington to see the congestion and the amount passing through even out of rush hours and school times. we would need 4 way traffic lights or even a bypass like barton.*
- *This is a village. Not a town. Any additional housing would turn it into a small town. Most people moved here for peace and quiet. the village has a very good community spirit. Very rare these days. I certainly don' want to be joined to Luton!*

- *There has already been houses built in Caddington and feel that they are sufficient- expansion of Caddington is from the inside working outwards*
- *A9 doctors in Caddington could not cope with development here. Road to village too narrow, village school unable to cope with large intake*
- *Do not forget our ever diminishing countryside too!*
- *There is not sufficient infrastructure to support new houses and people and the school roads and shops etc. won't be able to cope, please don't build!*
- *Using vauxhall storage area would meet the need without any further building. a road should be built as access to the school to stop the volume of traffic round five oaks it is dangerous. with no respect for residents*
- *Whilst none of the proposed sites impact on where I live, consideration should be given to not adverbially impact upon the quality of life of people whose viewing etc would be adverbely impacted by some of the sites*
- *Housing should not be at the exposure of the countryside and villages*
- *I find the proposals totally unacceptable as it seems the only site with existing buildings is the Heathfield school site. Green belt/field should remain intact. Housing needs should be met by building smaller homes on brown field sites only*
- *Caddington is a village, why change it*
- *We strongly object C5,4,3 and 2 as this will clearly lead to Caddington being a Conurbation. It's wrong to put houses near the m1 for anyone- it won't give a good lifestyle. We came to live in Caddington to escape urbanisation and many houses will spoil our village. We certainly should not take houses from Luton, North Herts or Dunstable as it is lazy planning, they should build at bramfield sites first*
- *Developers rarely tell this plans they are economic with the truth this knowledge was gained through being a parish counselor many years ago*
- *Housing needs must meet the needs of the local people who have worked hard to keep the village safe, traditional and meet the need of both the young and old, road infrastructure must be considered in these plans and traffic is already immense, especially at school times when the car park at Heathfield disappears*
- *We, as a family moved to Caddington, as it was where I was brought up, the reason we wanted to live here because we liked to be part of a community, it is a lovely village to live in and my concerns with building all these new homes will change this*
- *All extra building should be carefully considered to blend in with the size & population of the village at present, not too many very expensive properties as this will deter the younger people from staying, thus depleting the mix of age groups*
- *We have serious concerns about congestion*
- *Housing is essential, how these houses are presented & screened is just as important, Caddington & Slip End are villages, they should be 'allowed' to continue to provide this status*
- *No building on sites C9, C8 & C7 definitely school and parking by shops in Caddington already at capacity level, if building on Vauxhall site they must have own shop/schooling*
- *Housing needs should only be met if the local infrastructure can be suitably upgraded, local growth is important but only if sustainable, if new housings leads to a drop in the quality of life in*

the village, this has to be taken into consideration, this is a village not some urban sprawl on the outskirts of either Luton or Dunstable

- *New housing needs to maintain the integrity and identity of the village*
- *We do not feel there is a need for additional housing in Slip End or Caddington, the reason people move here is because of the village feel, not to be part of a town, looking at the enclosed map they are huge areas looking at being developed, very unfair and huge risk to home owners*
- *Too much traffic going through village causing congestion, pot holes in village roads in Caddington are bad enough without more traffic*
- *As the village is not very big and all the roads are small it will not be able to cope with more traffic than now i.e. traffic going through Caddington, Woodside Park to the M1 at Watling St*
- *More smaller dwellings for the younger generation, no large houses*
- *It would be a real shame to spoil the village by increasing housing by huge numbers, the odd addition here and there but not large housing estates*
- *I do feel that if the building undertaken is too large Caddington would lose the village way of life, which is the reason we chose to live here for 47 years*
- *We do not need more housing and if houses are built for families more shops and industry will inevitably follow and turn Caddington and Slip End into an extension of Luton, more mobile home parks for the over fifties would be useful*
- *Caddington is a village and some of the possible developments are in danger of extending the village and eventually joining up with other areas and changing the village status, development of the Vauxhall site should be strictly limited*
- *Caddington now needs more affordable housing and housing for young families to prevent it becoming a 'retirement village' but facilities (playgrounds, fields etc) are needed for young families, see B13 plans should include play facilities*
- *We do not want to build so many new housing estates that we end up joining Luton or Dunstable, any new housing should concentrate on affordable start-up homes for the next generation or homes geared up for the elderly thus enabling them to downsize and free up family housing, if you build on the Chaul End site, Chaul End Lane needs to be widened*
- *Caddington facilities and roads are already at maximum capacity, Caddington and surrounding villages could not cope with more traffic and parking for local shoppers is again at full capacity*
- *If we are going to provide more housing in Caddington & Slip End, then how is the present village school going to cope with the extra influx of pupils*
- *The problem is not so much housing, but the roads, they are getting to saturation point and you can only have so many houses (most people have at least two cars) the roads are not maintained to a decent standard now, how do you expect to cope in the future*
- *More homes for first time buyers who live in the village*
- *I do not feel we need more homes, except for affordable ones for first time buyers of young existing village people*
- *Low cost smaller housing will attract 'buy to rent' landlords, the impact on our area will not be beneficial, any developments must be very carefully monitored*
- *C6 Allotments should not be built on*

- *While we understand the need for additional housing within the parish & county, in Caddington/Slip End it should be in character and avoid making us a suburb of Luton, no high rise or high density housing*
- *I feel that the local infrastructure is already struggling to support current residents and local through traffic, villages should remain villages and these plans threaten the two areas*
- *The Vauxhall storage depot should not be considered for housing at all, it is too large an area and would eventually become a 'village' in it's own right, swamping the area with more cars etc, any allowance to build will only encourage continual application to expand*
- *Do not want to be part of Luton, keep village status*
- *We are Caddington not Luton, only if it does not let in i.e. Bushwood or Luton expansion*
- *Much more should be done for the old people who have lived all their lives in the village,, more rentable bungalows would be good*
- *The green belt should be protected and not building nearer Luton*
- *It's very important to consider the effects on existing roads & facilities in the villages, in respect of any new houses to be built, for example, if GM do build 'Chaulington' based on their proposals, there would be likely to be around 3-5,000 extra vehicle movements for day going along Church End Road*
- *The facilities in Caddington cannot cope with a major influx of housing/residents*
- *Houses for indigenous population, not illegals and scroungers*
- *More opportunities to rent in Caddington*
- *We want to remain a village and not become a suburb of Luton, need to keep a green corridor between both*
- *Half of area C6 in the allotment gardens, this is a well used recreational site and the second most used amenity in the village (probably second only to the sports club on Manor Rd) with over 90% uptake of available sites, why develop such a well used facility? If the Vauxhall storage site gets the Ok would Heathfield C1 need to be reinstated? As a site now it is under utilised but is perfect for the annual village, show it being in the village centre, areas C4, 5 & 8 would cause unsightly*
- *Mancroft Road not suitable for further development, serious drainage issues still exist despite considerable investment in trying to cure flooding, Mancroft Road cannot support any more demands and drainage*
- *Main concerns are possibility of losing village identity through ribbon development and loss of countryside, also addition of housing with roads and other infrastructure to support them*
- *Before considering any new housing how about making the roads better than a third world country, further the redevelopment of the school site needs careful consideration as adding significant numbers of homes will also increase the number so school age children requiring education in the parish*
- *Strongly think that housing should be kept at two storeys*
- *We don't think any development which could potentially join up Caddington or Slip End to Luton should be considered*
- *If the Chaul End site is developed it would cause severe congestion in the village of Caddington, the roads could not cope, the villages would be in more danger of pedestrian accidents*
- *All housing sites that are finery decided upon must have its own infrastructure built in. Caddington at this moment in time cannot cope now, let alone with these future suggested sites*

- *We are villages, please make sure we stay that way*
- *We require affordable housing and then facilities to cope i.e. doctors, shops, schools etc but to still keep the 'village' and not join Luton*
- *Housing association only brings problems, private houses should be built if needed, we pay a premium to live in a village so why should housing association be allowed to build*
- *Do think they need any major further development*
- *No more traveller sites*
- *The villages do not need to be developed further. the existing housing stock is sufficient. It would be better to develop brown sites and derelict buildings with Luton*
- *type of housing is the master factor*
- *People live/move to village to have a quiet life with a small community, please lets keep it like that*
- *housing should be restricted for the current young people of Slip End and Caddington only*
- *Yes to c1 but keeping some green amenity space. Yes to C7,2,3,6 but keeping allotment as green space or move allotment to C10. Definite no C9,8,5,4,10. Yes to SE1,5,6. Definite no SE3,4,2,8,7*
- *Slip End does not have provisions for more housing as we only have a corner shop and two pubs. the transport system in the village is poor and not apt for its needs*
- *Chaul End site would appear to be best option*
- *We strongly feel that we have paid a premium price to live in a small village and care about its surrounding fields which we feel should be left alone! councils should look to develop other disused site with Luton and Dunstable for additional housing*
- *Whilst we appreciate the need for additional housing the council needs to look more closely at the increase of traffic also sewage and drainage. the cost of living in a village is high, a cost we were willing to make to live in a village. that will be compromised by too many additional housing. We live here because we do not want to live in an over populated area. the council needs to keep the current residents in mind before making any decisions*
- *Please be aware bungalows are not necessarily exclusively for the elderly. Please think seriously about sheltered accommodation as this will be an increasing need*
- *In the last few years, new housing in Caddington and Slip End have been larger homes beyond the reach of young people . you make no mention of affordable housing, but fear there is no idea amongst developers or politicians as to what affordable means to most young people*
- *Caddington and slip end are fine as they are. No major building is required*
- *When constructing potential housing sites, parking should be on the priority list. Some households have four cars*
- *7a considered for homes. Employment though is a worry, what kind of employment is being proposed? and industrial estate? this is a residential area and should remain as such. A01 The vauxhall depot should be taken into account as part of the overall development plan for Caddington. will the utility services etc cope with increased load? If there is a redevelopment of vauxhall then there should be a reduction in the the proposed development of other sites in the area*
- *Any new development should be avoided if it could make us, as a village a borough/area of Luton, we are not and should stay that way. Social housing unfortunately should be avoided at all costs*

- *A9- Chaul end site is the best option for Caddington and Slip end. A7- Don't build on C10, why extend the village? What about green belt restrictions?*
- *This area does not have any housing needs, Luton is now a derelict wreck with hundreds of houses being unused and lived in. Why in this country do we feel the need to ruin everything? Why not rejuvenate old unused existing houses? Greed is the answer(Luton has plenty of offices and buildings, why not rejuvenate these?)*
- *Caddington does not have the infrastructure to cope with a number of new houses. eg schools, doctors, shop, parking, roads etc. We moved here because it was a village and not a build up area*
- *The site C9 is obviously a very large field which for development purposes seems fantastic to provide housing. However for a homeowner that backs onto this field I would prefer not to look out onto another property after so many years of enjoying open countryside. My thoughts would be to retain a large portion of the field predominantly behind the houses of Manor Rd and provide larger luxury house at manscroft rd part instead. Then the field at Manor Rd can follow the idea of C8*
- *We do not want to see any housing development in C4,5 or 3. C2 and C7 not desirable either*
- *If we have new housing then provisions must be made for traffic ie new layout and speed restrictions etc. We have problems already with the rat run which will only get worse*
- *Believe that a holistic perspective must be part of any additional housing plants ie traffic, green space, social amenities(not just pubs) like swimming or sports clubs, additional shops, good quality schools, flooding and drainage, gp and medical services, community safety and policing, anti social behaviour methods, sports/swimming centres, and clubs for youngsters that are properly supervised and reinforce good social behaviour.*
- *I've lived in Caddington my whole life I now rent a house but never see myself and husband able to buy it/or any other house. We both work hard but things are tough, if building new properties a rent to buy scheme will be fantastic and help lots of couples starting families. Also keeping people from the village in the village not forced to move to a cheaper area.*
- *I agree that there's the need for extra housing but I don't want trouble makers living in the village as it will spoil the whole community*
- *Sites that have previously been built on should be considered for redevelopment before green field (ie site C1 on the map and the other vauxhall storage depot). I would strongly oppose any development on sites C7 and C6 in particular as well as site C9*
- *Development needs to be sympathetic to the villagers, character and appropriate. I would later to see huge blocks of flats and rows of back to back houses. the recent developments in Farley Hill are awful! Services, amenities and parking must match the rate of growth and development*
- *Especially disagree to C6 which will destroy much needed allotments, god walking fields and mainly lovely walks and footpaths. A development of this is not needed on the edge of the village. If any expansion is required I feel C9 is probably the best location as it's expanding Caddington away from built up areas and stopping the borders of Luton and Dunstable getting closer. Se4 and 3 probably best for Slip End*
- *The vauxhall storage depot at Chaul End is the only and the obvious site which should be considered for new homes/development. No green belt/farm land should be developed. Red*

listed bird species are present on the farm land- yellow hammer, lapwing, skylark and so their habitat should not be destroyed

- *We feel residential development in Caddington should maintain/enhance the shape of the village and not involve outward village development*
- *why should we have to have social housing in Caddington (ruining the countryside) which we need more. We moved from Luton to bring our children up in a safer environment so don't bring social housing or immigrants to us. We pay enough in taxes, the government won't be getting our vote if this goes ahead. If there are no houses then surely they won't come here. Keep our villages and countryside, build somewhere else*
- *the present drainage system is inadequate for the present number of homes. In January 2013 Mancroft Rd flooded- again and has been doing so since I came to the village 30+ years ago. Before any new houses are built a new/improved drainage system needs to be in place in fairness to new and existing home owners*
- *Do not build on land bringing us nearer to Luton and lose our identity*
- *There is a definite housing need within the 2 parishes for children and family members who wish to live in the area they grew up and be near their families. The need is for both private and social housing*
- *Chaulington will need to bring investment in facilities such as the school, shops, doctors. Attracting a dentist would be really handy!*
- *Caddington is a well sought after village with an excess of new dwellings and possible to house less fortunate people then Caddington will deteriorate, people will feel forced to move away and Caddington will lose it's village status despite what the residents feel, plans will go ahead anyway*
- *If Chaul End Road becomes even busier through increased housing it would need upgrading in places*
- *Take Luton out of the address and no travellers, we pay a premium to live in a lovely village why should people be let in on social housing*
- *Protect our villages, do not attempt to join us with Luton, affordable housing should be offered to village community first, why is the land behind Crawley Close Slip End i.e. between SE5 & SE6 not being considered*
- *We should have a bigger mix of council housing association supported by a few select proportion for private ownership which will help finance them*
- *Chaul End site, need to consider additional facilities and infrastructure*
- *Affordable housing for future generations for children growing up in the village are able to buy and not have to move out of the village*
- *Development of 'brown field' sites is acceptable, ruining more countryside is not, it cannot be replaced*
- *Just adding blocks of new housing around the village of Caddington will soon extend this pleasant place into no more than a larger collection of buildings, without real involvement to every day life in Caddington, we also need 'everydays' access i.e. shops, services, whilst the plan only shows C7 as a possible site I would suggest that the much rooted creation of a new road to the schools is now put in place & safety*

- *Personally I like the open hill shown as C10 and wouldn't want it built on, the Caddington allotments (leisure gardens) should also be left alone as should the field behind it (C6) C8 should be left (for now at least) if SE4 is built on the car parking companies could relocate to the GM site at Chaul End*
- *Roads are already congested, one school has closed*
- *We love living in Caddington but feel rent is high this is our only downfall*
- *Flats should be limited to 2/3 storey to be within keeping of the overall village, no high rise developments like at Jct 10, brown field sites should be considered first*
- *Caddington & Slip End need to maintain their village status, new housing should be offered to local people first*
- *Caddington & Slip End are supposed to be villages, why can't they be preserved as such, they are in danger of losing their identity and turning into towns joining Luton & what happened to protected green belt areas*
- *Caddington is already overcrowded, try getting to see a Dr or park at shops or get school places*
- *In complete disagreement building on green field sites, the areas around the villages are a buffer from the towns which we wish to be no part of*
- *There are areas C10, C9, C8, C3, C4 & C5, C6 that should not be built on*
- *Chaul End instead of sites within Caddington but not as well, not all sites on map are suitable*
- *There will be less green areas, losing the village identity, where will all these people go to for doctors and school, traffic will increase,, crime in the area will increase*
- *People chose to live in Caddington because it's a village, if you keep building the village will be another town/like Luton and that would be a disaster*
- *Quality 5 bedroom houses*
- *Please remember that with increase in population proposed, there should be increase in available school places, teachers etc, there should be a reasonable balance of young families and older families and old people*
- *Caddington does not have the facilities to cope with any more houses built in the area*
- *We do not have the ? for so many home it's a village, we do not want a town, we can not park no, like doctors are always full, what about the roads in and out of Caddington, they can not take more cars, lorries etc*
- *Maintain the gap between Caddington and the M1 (no development there) develop - 1old garden centre, 2 Heathfield 3 car parks and depots in Slip End*
- *Vauxhall depot at Chaul End, concern about the hill, road access and dangers, the country roads i.e. not wide enough and spoilage of countryside*
- *Housing for first time buyers needs to be affordable as many children born in the village are moving out as adults unable to afford the current housing prices*
- *By using the GM site in Chaul End it will be able to meet all the needs for the 200/400 homes that have to be built*
- *If more houses are built you will need Heathfield school again in the future*
- *Over developing Caddington and Slip End will impose the village life and community*
- *Housing development must fit the infrastructure already laid out in the parish, flooding must be a major consideration*

- *I think any additional housing in Caddington should be confined to within the existing village boundary, I would strongly object to further development adding to the boundaries, as the village could ultimately become a suburb of Luton, which is truly awful, further more any development within Caddington should not go ahead without due consideration of the impact on local services such as schools and health care provision, I would not comment on housing & services in Slip End as I don't live there*
- *What about any changes to infrastructure for proposed housing, what about burden on surgery etc, B12 what are the needs*
- *Vauxhall site could easily provide 300-400 new homes, easy meeting our targets, I'm supportive of this development provided a) Chaul End Rd/Luton Rd junction has a roundabout/traffic lights b) Chaul End Rd is sorted out re corner after Brickhill cottages c) some social/low cost housing is provided on this site d) footpath through wood near site to village (nr church) is made into a cycleway (similar to Redways in M/Keynes) strongly object to developments on allotments and other infill along road*
- *If the additional housing goes ahead where will the extra children go to school as the village school is over subscribed already*
- *Well known fact to bring housing association to certain area increases crime rate 100%, and most people in Caddington either rent or home bought*
- *I think it would be preferable to establish a new community fully apart from Caddington & Slip End which could have its own shops, facilities etc i.e. Chaulington*
- *Starter homes & low rent should give priority to young people who have grown up in the villages, more supported housing for elderly is needed again with a priority of access to those who have lived in the villages, keeping families together helps the generations to help each other*
- *200-400 houses built in Caddington and Slip End would change the nature of the village which is already close to the conurbation of Luton, we moved to a village because we wanted countryside and village life and are concerned about the plans for expansion
I do not think Caddington needs any more housing other than some smaller houses and bungalows*
- *Up to 400 new homes will put further pressure on already oversubscribed schools, where will the need for school places be met if the Heathfield site is lost*
- *Whilst some development maybe necessary your plan shows that Slip End would (if all sites used) double in size, this would not be acceptable*
- *If Slip End was used for social housing I would definitely move, it would become a pathway for undesirables, no thank you*
- *Site SE6 is the only one that should be excluded from the planning, the Chaul End Vauxhall site should be the no one site for housing as it as a first class area/site for ?*
- *I do not wish to see additional housing built as it will cease to be a village and become part of Luton centre*
- *Parking is already a major problem in Slip End, using sunken concrete grids under grass we could retain our green spaces and provide some much needed parking for residents*
- *Parking is already a problem in Slip End, using sunken concrete grids under grass we could retain our green spaces and provide some much needed parking for residents*
- *The housing should be for everybody not just village people*

- *It is important that we still have green areas and retain a village community and status. Great care must be taken not to have urban sprawl that overwhelms the area*
- *The sewerage and water supply network would need expanding and upgrading before any house- building starts*
- *Do not want to lose village feel*
- *You will need to consider extra facilities if you are going to increase the population of specific areas- transport, shops, schools, doctors etc*
- *We do not want to include extra provision for people from Dunstable and Luton. The houses should first be available to current/previous residents of the villages. Definitely not to landlords who buy cheaper houses up and rent at extortionate rents*
- *the green space around the villages are very important for local wild life. The fields around Slip end school Se5 have nesting skylarks every year. To build anywhere near this will see the end of that, something else lost for the kids to enjoy as they get older.*
- *Although it would be nice to have extra affordable housing in Caddington and Slip end we feel the need to be careful about where these properties would be placed and how many as we do not want to lose the feel of the small village location*
- *We definitely need a bit more housing but not to the extent of losing our green space and the village feel by making them too big!*
- *To be kept separate from Luton needs*
- *It is an unavoidable fact that we must plan for the future of our villages. we feel that our young and old should have the first opportunity of any new building projects, as they are what our community is*
- *Chaulington- road access to Caddington needs looking at self contained schools?*
- *why is there a need to build of green land when the area has plenty of brown land that could be used. Also before considering such developments we feel that local infrastructure/amenities should be examined. If Slip End is to prosper surely we would need more facilities such as a post office. We also think the sustainability of the local school in slip end is vital. With out it the area would certainly be less appealing to young families such as ourselves*
- *My main concern is the traffic speeding down front street even though there is a 30mph limit. Other residents also show concern and would like something put in place before somebody gets killed*
- *Use brown sites only for development. No development on Se6 Slip End allotments site. No developments which join Slip End to Luton*
- *There should be more housing for the single people young and old*
- *I do not want to see all these areas developed on, maybe parts which do not affect directly the village aspect*
- *Any growth should include a mixture of types/sizes of houses*
- *With all the proposed buildings this will no longer be the village we came to, I am totally opposed to the government and parish councils places and will do all I can to oppose it*
- *1*
- *Slip End is a village and should remain so*
- *Map does not show where new access routes would be, my fear is that large tenement blocks such as recently built on top of the M1 at Furley Hill will be deemed appropriate, smaller*

developments of houses sympathetic to the semi rural nature of the villages would be acceptable, I certainly would be unhappy with Caddington & Slip End being part of the Luton & Dunstable's housing sprawl

- *Re QA6 - How can the average person be expected to know what type of housing is required, the parishes already have a good mix of types, cannot see what can be learnt from the answers to this question apart from bias opinions, re QA7 - what difference between areas outlined in green and those outlined in orange, map unhelpful*
- *If more housing is built there needs to be a provision for schooling from nursery age to secondary age to meet the needs for the new inhabitants*
- *If people want to live in a town then they should move to a town not expect the town to be moved to the village, concerning Slip End - each site needs its own consultation, development rather than dereliction, but new build on fields, no*
- *Slip End is a village and should stay as a village, it is not an area to solve Luton's problems*
- *Slip End parishioners would very much love for available housing (small units) for their children to enable them to remain in the parish*
- *We do not require a housing benefit culture in the villages of Slip End and Caddington, local council build houses for families on benefits and the result will be like places in Luton which are run down and an eye sore, so beware*
- *If more houses will be built around Caddington and Slip End, will need more shopping areas, chemist,, post office, perhaps GP in Slip End*
- *We would like to see consideration taken for local residents concerning the eye sores of the chapel, Half Moon public house & the re-opening of the Timberland, Pepperstock should not be made into an old people's hamlet, with unaffordable housing for 1st time buyers*
- *Please don't spoil our greenery with too much buildings, it would be a shame*
- *In my opinion a village should stay a village, what is going to happen with all our beautiful countryside, I don't agree with building on any of it*
- *Please keep our rural environment, we don't want to be part of Luton*
- *We need a consensus on a survey to find out what is needed, facts not opinions, keep us as separate villages, don't build up to motorway obviously*
- *If build on these sites need to significantly improve existing parking needs of resident in Slip End, can the existing school and shop cope with this increase in houses & residents, surely local amenities need to be significantly enhanced to cope with this additional housing, the plans suggest they are going to build on the school grounds, how is this beneficial*
- *If housing considered in Slip End it must also be noted that shops/school/surgeries etc are not there to support more housing*
- *New homes should be in proportion to the number of existing homes as too many new people will change the character of the village*
- *Think of traffic and infrastructure requirements (electricity, water, sewage, telephone and broadband)*
- *I have been waiting for a house (affordable or housing asso) for nearly 3 years and have not got anywhere & forced to stay with parents with my daughter, concerned about plot SE3 & SE4 due to partner works there*

- *Slip End school does not have the places to accommodate all the children applying for places already, how will additional families moving into the area impact on this*
- *All brown field sites should be exhausted before one piece of green belt is touched, why ruin what little is left of the local countryside*
- *How many houses do they build to make a village into a town*
- *The roads are congested and can not accommodate more traffic/housing and can not easily be extended, the infrastructure of roads and public transport can't handle more housing*
- *I do not see the need to keep extending and extending the village, we like our boundaries just where they are, if we keep building on land surrounding it, it will no longer be a village*
- *Development of the Chaul End site for new homes and a community would create employment potential, but as low level buildings and not skyscrapers, under no circumstances should the Caddington allotments be turned over to housing development*
- *Every effort should be made to help young people born in Caddington to live here when they have families*
- *Building of bungalows for the elderly should be as central to amenities as possible, shops, churches etc possibly another access for the village school could be included on land behind Hyde Road as more pupils are coming from Luton, this would make it easier for them, rather than congestion in the village which is the route taken at the moment*
- *The appalling noise & fumes from Luton airport flight paths must be considered before building new homes, how damaging would it be to the new comers to the villages heath etc*
- *New homes are needed but good infrastructure is also required, schools, shops and places to park*
- *Areas C9 and C6 are much too large, the village will be turned into a town, small hamlets with plenty of green space around them is much more acceptable and would still provide the required housing*
- *The key is that we are villages which is why we moved here, we do not want to be joined up with other villages or towns through additional housing, the road network cannot cope with it either*
- *Areas indicated on the map for Caddington are vast, compared to Slip End, we feel it should be more spread out, if you keep building in Caddington it won't be classed as a village anymore it will all come under Luton and residents are opposed to this*
- *Building new houses within the village should be mainly for people who have grown up in the village and who otherwise would have to move away, allotments and Heathfield school sites should not be built on as both are valuable resources for the community*
- *Caddington people only and Slip End only*
- *Consider widening Chaul End Road*
- *Need more affordable homes for the younger generation*
- *The area around Caddington village shops etc has a lovely semi-rural feel, which attracted us to live here, however it's true to say it has become very congested at times and excessive building would make this very much worse, I/we for one would be forced to move elsewhere if the area was spoilt through over development*
- *We don't know Slip End very well but in Caddington it seems sensible to use areas C4, C5 & C10 to join up existing communities*

- *The council cannot force a village to build if in doing so it loses its identity as a village, Caddington is teetering on the brink of becoming a suburb of Luton or Dunstable, any more housing, in addition to those already built (by M1 etc) will send it over this brink and I will be forced to leave, I came to this village for its dog walking countryside & village feel and could not bear to see this annihilated*
- *We feel that the area C1 should be utilised to make leisure facilities available for the youth of the parish utilising the buildings already on the plot*
- *It is important that Caddington and Slip End remain as villages, not joined to Luton or Dunstable*
- *This England is already over populated, please do not encourage any more people to live here, we need more agriculture so we can stop importing 60% of the produce we need*
- *Over development in Caddington would spoil the village atmosphere. I would prefer no extra housing in the village but if it's inevitable I have indicated my preference*
- *Need to maintain the property values in Caddington/Slip End by ensuring they maintain their village identity. They should not become part of Luton/Dunstable. * NO HOUSING ASSOCIATION PROPERTIES **
- *We live in Crosslands. Access via car into the village is very poor. Little Green Lane is too narrow for the traffic it has to cope with and Mancroft Road is also congested with parked cars. This needs to be addressed, especially if housing were to be built on C9. Perhaps a direct access road could be built on C9 to ease traffic congestion.*
- *Some affordable housing needed in both parishes*
- *We came here to live in a quiet village, in the 10 years traffic has trembled and parking is at premium creating danger areas. We want to remain a quiet untouched village. More houses means more cars. We came here for the beautiful views and untouched countryside and quiet.*
- *any housing development needs to come with real transport infrastructure changes traffic in local area is already above acceptable level. New roads to M1 and A1081 and A505 need to be considered and also to A5*
- *I appreciate the fact that we need to potentially build new houses. We should retain a village feel to the area and not become part of a sprawling mass of residential areas. I would also not like to see area 'C1' developed as this area serves a purpose to the village(youth club, village show, other social events etc)*
- *That any new housing is sympathetic to the feel of the neighbourhood and the social structure of its inhabitants please.*
- *Some sites could be developed SE7 SE8 SE3 SE4 C8 C9 C7 C10 C4 C2 C5. But need to keep as a village an not become part of Luton or Dunstable. Need to keep our identity*
- *No more traveller sites please!*
- *I came to live in Slip End and feel that already lots of people used as a short cut to Marpenden to have lots more housing will cause more problems on the road, just some housing so that Slip End stays a small village*
- *Housing should be for people that have lived in England for 10 years?*
- *No houses to be built with LU1 post code this is a big insurance rip off*
- *We need more bungalows ets for the elderly in the village (Caddington). Then it would free up some of the homes for families*

- *I think you need to ask peoples views site by site not ask should all these be considered on bloc. Many years ago the residents of Caddington said they did not want a large scale development, C9 looks as though it would swamp the village! Vauxhall storage depot would appear an opportunity for more housing in Brown land rather than increasing Caddington and Slip End too much. We definitely need more smaller homes and sheltered housing for our aging population, this should free up larger homes*
- *I live in Chaul End Rd and the traffic is horrendous first thing in the morning and evening, if more houses are built on this road it will make it even worse. The road is already used as a rat run and sometimes by vehicles that are too wide for the road and over weight*
- *Apart from the Vauxhall storage at Chaul End I feel that the brown land should be considered fast for housing ie Heathfield lower School site before taking green land*