

Central  
Bedfordshire  
Council  
Priory House  
Monks Walk  
Chicksands,  
Shefford SG17 5TQ



**TO EACH MEMBER OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE**

18 July 2014

Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - Monday 21 July 2014**

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following additional report(s) which the Chairman has agreed to take as an urgent item of business:-

Late Sheet

**3 - 36**

Should you have any queries regarding the above please contact Democratic Services on  
Tel: 0300 300 4032.

Yours sincerely

Martha Clampitt,  
Committee Services Officer  
email: [martha.clampitt@centralbedfordshire.gov.uk](mailto:martha.clampitt@centralbedfordshire.gov.uk)

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## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE – 21 JULY 2014

#### ***Item 4 (Pages 5 - 104) – CB/11/04444/OUT – Land known as The Stearn Land, Clipstone Lane, Leighton Buzzard, Beds.***

##### **Additional Consultation/Publicity Responses**

###### Hogan Lovells/DTZ

A letter was received on 17<sup>th</sup> July 2014 from Hogan Lovells who act on behalf of the owner of the land referred to as the “Chiltern Hunt” land. The letter is attached along with previous correspondence dated 7<sup>th</sup> April 2014.

In response to the letter of 17<sup>th</sup> July the following comments use the numbering in the letter.

1. Hogan Lovells were not notified of the Development Management Committee arrangements. This is due to them being recorded as a consultee to the application rather than a “neighbour.” Consultees are not advised of the scheduling of committee meetings.
2. The letter from DTZ dated 7 April 2014 has been added to the late sheet.
3. The plan at page 105 of the report pack is purely to give the Members of the Committee guidance as to the location of the application site rather than a high level of detail. The error is acknowledged and a revised plan is attached.
4. The Committee report provides high level information with regard to the content of the proposed Section 106 Agreement. It is anticipated that the Section 106 Agreement can contain obligations for the applicants to provide road access and services to the site to facilitate the use of the land at a future date.
5. The Framework Plan does show a pedestrian link across their clients land; however the plans accompanying the planning application do not show any development on their clients land as it is outside of the application site.
6. The Green Belt argument is set out in the committee report for Members to consider. Should Members be minded to approve the applications they then need to be sent to the Secretary of State for his consideration and it is clear that the impact on the Green Belt will be a significant factor in his decision-making.

###### Neighbour Representations

An email has been received from a member of the public who cannot attend the meeting but wishes to make comment. It is considered that the points raised are addressed within the report.

###### 122 Nelson Road, Leighton Buzzard

*“I do not wish to speak at the meeting at Astral Park on the 18/07/2015. But I would like to voice my opposition to both these plans. With these plans and other plans for development on the eastern side of Leighton Buzzard it is about urban sprawl. These*

*plans will totally destroy the character of our town. Leighton Buzzard will be on par with the size of the Scottish towns of Perth and Inverness without the facilities these towns have. It appears CB councillors are more interested in the needs of the government and greedy developers than the needs of the Leighton Buzzard. There is a complete lack of affordable housing within these plans. With Sandhills it took ten years before there was any infrastructure and that was after a massive fight by the town to have amenities like Astral Park. Flooding is a major issue. Can we trust the developers to provide flood prevention. The developers will make millions at the expense of the town. This is about greed not need."*

### **Additional Comments**

It is considered that all the issues raised by additional neighbour letter received have been dealt with in the report.

### **Item 5 (Pages 105-220) – CB/11/01937/OUT – Chamberlains Barn, Quarry, Heath Road, Leighton Buzzard.**

#### **Additional Consultation/Publicity Responses**

##### Hogan Lovells/DTZ

A letter was received on 17<sup>th</sup> July 2014 from Hogan Lovells who act on behalf of the owner of the land referred to as the "Chiltern Hunt" land. The letter is attached along with previous correspondence dated 7<sup>th</sup> April 2014.

In response to the letter of 17<sup>th</sup> July the following comments use the numbering in the letter.

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6. The Green Belt argument is set out in the committee report for Members to consider. Should Members be minded to approve the applications they then need to be sent to the Secretary of State for his consideration and it is clear that the impact on the Green Belt will be a significant factor in his decision-making.

### Leighton Linslade Churches

Leighton Linslade Churches responded to consultation within the requested timescale but their response was not included in the report, it has been attached to the late sheet in full.

### **Neighbour Representations**

A number of letters or emails have been received from members of the public who cannot attend the meeting but wish to reiterate their comments, where new or additional comments have been made they are reproduced below.

#### 122 Nelson Road, Leighton Buzzard

*"I do not wish to speak at the meeting at Astral Park on the 18/07/2015. But I would like to voice my opposition to both these plans. With these plans and other plans for development on the eastern side of Leighton Buzzard it is about urban sprawl. These plans will totally destroy the character of our town. Leighton Buzzard will be on par with the size of the Scottish towns of Perth and Inverness without the facilities these towns have. It appears CB councillors are more interested in the needs of the government and greedy developers than the needs of the Leighton Buzzard. There is a complete lack of affordable housing within these plans. With Sandhills it took ten years before there was any infrastructure and that was after a massive fight by the town to have amenities like Astral Park. Flooding is a major issue. Can we trust the developers to provide flood prevention? The developers will make millions at the expense of the town. This is about greed not need."*

#### Waverley, Hillside Road, Leighton Buzzard

*"With regard to protests against Arnold White's proposal to develop Chamberlains Barn Quarry site for housing, residents have been objecting to any development plan since 1990 when I believe there was a planning application by Arnold White for 4000 houses on that site. This was of course before quarrying recommenced latterly.*

*I think the majority of us regard any proposal to put dwellings on that site as so asinine (given the lack of access/exits to the site) that an assumption of rejection by the Local Authority has been presumed. As for adding a link road between Heath Road and Van Dyke Road - so what? It doesn't address the major issue of lack of access causing an unsustainable volume of traffic being generated by the site. I calculate that 950 dwellings at minimum of 2 vehicles per dwelling will generate upwards of 2000 vehicles at peak times. And all pouring out on to two country roads. I would remind the Planning Dept that Heath Road is a Class C road, presumably Vandyke is too."*

#### 118 Heath Road, Leighton Buzzard

*"Our concerns regard the proposed planning applications for the development of Chamberlains Barn Quarry.*

#### *In General:*

*As outlined to us quite clearly by the Developers when viewing the proposed plans, the site for a lower school, a local centre, country park etc would all be subject to the completion of the entire development. Each phase of the development would be conditional upon market circumstance and sales, and therefore would be halted at any time without having to provide the facilities.*

*All community facilities within the area are already struggling to manage. This long term, severely limited, intention by the developer will only increase demand further on existing facilities.*

*Our specific concerns:*

*Our property backs on to the proposed development site and will also be very near to the proposed junction on the Heath Road for the new link road.*

*The artist impression shows three storey developments immediately by our property which will be overbearing, these together with the development at the rear of our property will overlook our property and will be an invasion of our privacy (in both our garden and home). Any screening that may be proposed by planting trees etc on the boundary will cast our property in shade. At present our property is not overlooked and is free from trees etc.*

*The land proposed for the initial development has recently been cleared and levelled but has never been quarried. With the exception of vehicles accessing the quarry, this is a very quiet area, particularly in the evenings and at weekends. The noise from construction companies and ultimately from residents will certainly be invasive and 24 hours a day seven days a week.*

*The proposed link road will be within a few metres of our property. The volume of traffic on the Heath Road is already at such a level that it is difficult to pull out onto the road at times. Add to this the contractor's vehicles (for the duration of the development), residents vehicles and the link road through traffic will be chaotic and potentially dangerous. We will experience a substantial increase in inconvenience, traffic noise and fumes from standing vehicles etc. at this junction.*

*We have two pre schools and lower schools on the Heath Road both of which will be directly affected by increased traffic for road users and pedestrians.*

*We are directly against the proposed plans for the Chamberlains Barn Quarry."*

36 Cotefield Drive

Requested that the attached photographs be made available to the Committee.

### **Additional Officer Comments**

Comments have been received from a resident of Chamberlains Gardens who raises concern that not all of the issues in his correspondence have been fully addressed. The specific concerns relate to people on foot using the public open space to the rear of the properties on Chamberlains Gardens being able to approach their back fences and the security implications of the development on their dwellings.

There is proposed to be an area of public open space and woodland to the rear of the properties and rear gardens of Chamberlains Gardens. This could have some adverse impact on privacy compared to that which the residents currently enjoy. The situation is not however very different to many other residential areas where there is access along garden boundaries. Conditions are proposed which would require the

submission of details of the overarching landscape and open space strategy which would provide more detail on the way the area is envisaged to be used. There are also conditions which require details of boundary treatment within the site and it may be that the boundary with the rear gardens of Chamberlains Gardens is one which needs to be considered.

Compared to the current situation where the rear gardens of Chamberlains Gardens back onto a secured quarry site the proposed development could be perceived to have any impact on the level of security the properties benefit from. It could however also be argued that currently there is no surveillance of the quarry site and that the open space when in use would provide a better level of natural surveillance. Appropriate fencing could be considered within the condition mentioned above and it is also open to residents to take whatever precautions they wish to.

Whilst the impact of the proposal in terms of privacy and security on the residents of Chamberlains Gardens is appreciated it is considered that subject to conditions and where appropriate clauses within the legal agreement the impacts can be minimised. It is not considered that this issue is sufficient to warrant refusal of the planning application.

All other issues raised by additional neighbour letters received have been dealt with in the report.

### **Amended Conditions**

Remove condition 24 as no development is proposed within 15m of the water infrastructure belonging to Anglian Water however it is recommended that the advice is contained in an informative instead. The “water tower” Anglian Water refers to is the structure located off Shenley Hill Road.

### **Additional informative**

Anglian Water advise that the development is within 15m of a water tower. Whilst Anglian Water takes all reasonable steps to prevent any nuisance arising from the site, there should be no development within 15m from the boundary of the water tower if the development is potentially sensitive to noise or other disturbance or which might give rise to complaint from the occupiers regarding the location of the water tower.

## ***Item 6 (Pages 221 - 262) – CB/11/01940/FULL – Chamberlains Barn, Quarry, Heath Road, Leighton Buzzard.***

### **Additional Comments - Highways Development Control**

Since writing the report revised plans have been submitted to seek to address the minor points raised by the Highways Development Control Officer. The Highways Development Control Officer has reviewed the plans and comments as follows:

#### Heath Road junction

Amendments have been made to the Heath Road junction by:

- Reducing the width of the northbound right turn lane to enabling the widening of the left turn lane;
- Widening the Heath Road lane widths and amending road markings;
- Extending the two lane approach on the link road to accommodate more outbound vehicles;
- Shortening the link road splitter island and moving it eastwards to increase road space for turning movements;
- Realigning the Heath Road southbound footway to follow highway boundary.

These amendments are acceptable to the Highways Development Control Officer.

#### Eastern Link Road

Amendments have been made to the horizontal alignment to increase the curve length, bus stop locations have been amended and mini roundabout approaches modified to include deflection.

The Highways Development Control Officer is satisfied with the change to the horizontal alignment but suggests that the bus stop locations need to respond to the surrounding development and therefore considers that it would be preferable to condition the location of the bus stops. With regard to the mini roundabouts amendments have been made to include deflection however it is not considered that these works are to the required standard and may need further refinement. It is considered that the minor realignment of the roundabout or other road features by very small distances (less than 1m) would be best dealt with by conditions.

The Highways Development Control Officer is satisfied that subject to any minor technical amendments required following the stage 2 safety audit and details to be submitted in accordance with conditions that the proposed road layout is acceptable.

#### **Additional Consultation/Publicity Responses**

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road access and services to the site to facilitate the use of the land at a future date.

5. The Framework Plan does show a pedestrian link across their clients land; however the plans accompanying the planning application do not show any development on their clients land as it is outside of the application site.
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Waverley, Hillside Road, Leighton Buzzard

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*We have two pre schools and lower schools on the Heath Road both of which will be directly affected by increased traffic for road users and pedestrians.*

*We are directly against the proposed plans for the Chamberlains Barn Quarry.”*

### **Additional Comments**

It is considered that all the issues raised by additional neighbour letters received have been dealt with in the report.

It was hoped that a Stage 2 Safety Audit would have been completed on the proposed link road ahead of the Committee meeting, unfortunately this is not the case. It is considered that the Stage 2 Safety Audit will only raise minor technical issues which may result in the need for small amendments to the link road. It is therefore requested the Interim Assistant Director Planning be authorised to agree such minor amendments to the plans as may be necessary following the receipt of the Stage 2 Safety Audit.

### **Amended Conditions**

As a result of receiving revised plans condition 9 which lists the approved plan numbers needs to be amended to:

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3723.001 rev D – Link Road and Infrastructure Application – Planning application boundary, 3723.002 revB – Heath Rd Junction Access Scheme Layout, 3723.003 revB – Vandyke Rd Junction Access Scheme Layout, 3723.004 revB – Road 1 (Link/Spine Rd) Layout and Profile Sheet 1, 3723.005 revB - Road 1 (Link/Spine Rd) Layout and Profile Sheet 2, 3723.006 revB - Road 1 (Link/Spine Rd) Layout and Profile Sheet 3,

3723.007 revB - Road 1 (Link/Spine Rd) Layout and Profile Sheet 4,  
3723.008 revB - Road 1 (Link/Spine Rd) Layout and Profile Sheet 5,  
3723.009 revB - Road 1 (Link/Spine Rd) Layout and Profile Sheet 6,  
3723.015revA – Road 1 (link/spine road) Typical Road Construction Details,  
3723.016revA – Diverted NGR Scheme and Drainage Layout, 3723.017revA  
– Diverted NGR vertical profile, 3723.018revA – Diverted NGR Tunnel  
Sections, 3723.019 – FW and SW Drainage Strategy, 3723.020 – Detention  
basin and SW outfall, 3723.021 – FW pumping station general arrangement,  
3723.SK16revB – Vandyke Junction Access Alternative Layout (Phase 1  
AWEL).

Reason: For the avoidance of doubt.

### **Additional conditions**

The Highways Development Control Officer has requested additional conditions be added to any planning permission granted as follows:

- 10 **Development shall not begin until details of the junction between the proposed link road and the Heath Road have been approved by the Local Planning Authority and the proposed estate road shall not be open to traffic until that junction has been constructed in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.**

- 11 **Development shall not begin until details of the proposed mini roundabouts on the new link road has been approved by the Local Planning Authority**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.**

- 12 **Development shall not begin until the detailed plans and sections of the link proposed road, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed in accordance with the approved details.**

**Reason: To ensure that the proposed roadworks are constructed to an adequate standard in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.**

- 13 **Development shall not begin until details of the location of the proposed bus stops along the new link road have been approved by the Local**

**Planning Authority in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.**

**Reason: To promote sustainable modes of transport and maintain free flow of traffic.**

- 14 If the proposed link road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.

- 15 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

**Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.**

- 16 **Development shall not begin until the detailed plans of the proposed highway lighting, using light emitting diodes (LED) within the development has been approved by the Local Planning Authority and no building shall be occupied until that lighting has been installed in accordance with the approved details.**

**Reason: To ensure that the proposed highways are adequately lit in accordance with Policies 25 and 43 of the Development Strategy for Central Bedfordshire: revised pre-submission version May 2014.**

### **Additional informatives**

The Highways Development Control Officer requests the following informatives be added to any planning permission:

7. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.

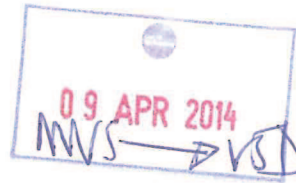
8. The applicant is advised that if it is the intention to request the Central Bedfordshire County Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
  
9. The applicant is advised that in order to comply with Condition 10 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Planning and Control Group, P.O.Box 1395, Bedford, MK42 5AN,

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DTZ  
125 Old Broad Street  
London  
EC2N 1AR  
Telephone: 02032962415

7 April 2014

Victoria Davies  
Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
Bedfordshire SG17 5TQ



Dear Victoria

**EAST OF LEIGHTON LINSLADE - URBAN EXTENSION  
PLANNING APPLICATIONS CB/11/02827/OUT, CB/11/01937/OUT AND CB/11/01940/OUT**

You are aware of the objections that we have made in relation to the planning application CB/11/02827/OUT submitted by Willis Dawson Holdings. Some of our concerns could still be properly addressed in the proposed Section 106 Agreement and, as Hogan Lovells stated in their letter of 19 March 2014, our clients will continue to monitor the application and the proposed planning permission including the Section 106 Agreement.

Our concerns relate to the significant differences between the coherence of the East of Leighton Linslade Framework Plan, in particular the provision of the Essential Infrastructure. The Framework Plan states (emphasis added): *'The Essential Infrastructure that must be provided for growth to be integrated and sustainable also requires a co-ordinated programme particularly if there is more than one application covering the Framework Plan area*'. The provision of approximately 16 hectares of employment land is considered an element of the Essential Infrastructure to assist in the creation of local jobs concurrently with new housing. Considering the fragmented approach in the three separate planning applications, can you explain how the Council will ensure that the benefits of the Framework Plan are delivered?

These serious concerns also apply to the planning applications CB/11/01937/OUT and CB/11/01940/OUT submitted by Arnold White Estates which we understand the Council expects to consider shortly.

The Chamberlains Barn application (CB/11/01937/OUT) is inconsistent in its treatment of the 'Chiltern Hunt' land even though this land is, in a practical sense, an integral part of the Urban Extension which is not properly addressed in the Application. The Application Statement dated May 2011 includes the following inconsistencies which need to be addressed prior to the proper determination of the application:

1. The Chiltern Hunt Land is included in the East Leighton Linslade Strategic Allocation. This area includes approximately 16 hectares of employment land, of which the Chiltern Hunt Land provides approximately 4 hectares according to the Framework Plan dated June 2013. The Chiltern Hunt Land is therefore an important element in the comprehensive planning of the area within the Site Specific Strategic Allocation (SSSA).
2. However, at 2.10 the application dated May 2011 incorrectly states that the Chiltern Hunt land is excluded from the SSSA.

3. Can you explain how an application made in May 2011 (CB/11/01937/OUT) is consistent with a Framework Plan dated June 2013?
4. You will recall that the Council found it difficult to contact Chiltern Hunt and its advisors during the consultation on the Framework. We were of course well known to both this applicant and Willis Dawson Holdings and we were able to confirm to the Council that our clients did not oppose the Framework subject to the proper treatment of their land in relation to any planning permissions which came forward under the guidance of the Framework.
5. At present there is no agreement between our clients and Arnold White Estates although we anticipate a meeting and further discussion before the Council considers the application dated May 2011.
6. Figure 1.2 and Figure 1.3 in the statement which accompanies the application both illustrate the Chiltern Hunt land shaded in a purple colour. There is no indication in the key about what this shading represents and thus may give the impression that the land is included within the scheme.
7. Importantly, the Framework Plan shows a primary footpath passing through the middle of the Chiltern Hunt Land. The Chamberlains Barns planning application also shows the same primary footpath, implying that this footpath will be delivered by the scheme. As yet there is no agreement between the applicants and Chiltern Hunt to enable this significant link to be provided.
8. A further diagram of the Chamberlains Barn Neighbourhood at Figure 3.7 in the application statement annotates the Chiltern Hunt Land as: *'Vandyke employment area co-located with and reinforcing the neighbourhood centre'*. This plan does not include red line boundaries to show different land ownership and includes the Chiltern Hunt land in the Chamberlains Barn Neighbourhood, although the land is not actually included in the application.
9. At 3.4, the application statement reads: *'A substantial area of 3.41ha has been left as a reserve site (within an overall parcel of 5.4ha) to provide employment generating uses ideally located to both serve the existing proposed development and with direct access to the link road'*. The applicants do not however make it clear that they do not own or control the land forming the 3.41ha reserve site.

The Chamberlains Barn application and the Stearn Land application do not include any employment land. They are both therefore entirely reliant for employment uses on the Willis Dawson Holdings application at Clipstone Park or the reserve site, which is also excluded from the Application. We do not see how the Council can properly consider the application without clear contractual linkages to employment provision and the land required to achieve it.

As we have explained to the Council, our clients would be prepared to have the land included within a Section 106 Agreement so that the Employment provision and the primary footpath could be provided as is envisaged in the Framework Plan and the SSSA.

Contrary to assertions at the 28 February Committee by a representative of Arnold White Estates, we understand that the Chamberlains Barn and Stearn Land applications were not ready to be considered at the Development Management Committee on 2 April. We would therefore like to take this opportunity to resolve the outstanding matters before these applications are determined and that the application and any consents properly deliver the 'co-ordinated programme' of Essential Infrastructure including employment and footpaths.

We look forward to your confirmation that these matters are being properly addressed by the Council.

Yours sincerely



Sam Thompson



17 July 2014

By email and post  
(Andrew.Emerton@centralbedfordshire.gov.uk)

Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
Bedfordshire SG17 5TQ

Attention: Andrew Emerton

**URGENT**

Claire Dutch  
claire.dutch@hoganlovells.com  
D +44 20 7296 2951

Our ref            C2/CD/4339606  
Matter ref        52881/00019

Dear Sirs

**EAST OF LEIGHTON LINSLADE - URBAN EXTENSION  
CHAMBERLAINS BARN QUARRY PLANNING APPLICATIONS - CB/11/01937/OUT, CB11/01940/FULL  
AND CB/11/04444/OUT**

As you are aware, we act for Chilworth International Corporation, the owners of land at Vandyke Road. Our client's land is referred to as the 'Chiltern Hunt' land in the officer's reports for the above planning applications that are being considered by the Development Management Committee on Monday 21 July 2014. We refer to our previous letters dated 13 February, 26 February and 19 March objecting to the planning applications and the application reference CB/11/02827/OUT submitted by Willis Dawson Holdings in relation to the development of the neighbouring site.

We continue to OBJECT to the applications for the reasons set out in our previous letters. We make the following points:

1. We are disappointed that we were not made aware of the scheduling of the Development Management Committee on 21 July. Our client's land is an integral part of the East of Leighton Linlade Framework Plan. As you are aware, the Chamberlains Barn Quarry site borders our client's land on three sides and the Chiltern Hunt land is mentioned on a number of occasions in the officer's reports. We and our client's property consultants, DTZ, have made it very clear that we take a keen interest in the outcome of the planning applications.
2. We note that representations on behalf of our clients by DTZ and this firm have been included in the officer's reports. However, an additional letter of representation was sent by DTZ to you on 10 April 2014 directly addressing the Chamberlains Barn Quarry application. DTZ have confirmed that they have not received a response to this letter. Please can you ensure that this letter and the earlier letter of 10 April is included in papers put before members.

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3. There are a number of inaccuracies in the reports which are misleading to members and need to be corrected. The outline plan of Chamberlains Barn Quarry, on page 105 of the Agenda Reports Pack, makes no reference to our client's land but appears to show it as part of the planning application CB/11/01937/OUT. To avoid misleading the members, it is essential that this plan is corrected prior to the committee meeting to illustrate that the Chiltern Hunt land is not included in this application.
4. There are several mentions in the report confirming that application CB/11/01937/OUT will provide access to our client's land, namely:
  - (a) At 5.5, the report refers to the Chiltern Hunt land as the 'employment land', stating: 'This application would provide road access and services to the boundary of the employment land, it is however not included in this application.'
  - (b) At 2.3: 'The planning application itself would not deliver any employment land or significant numbers of jobs but would facilitate access to land designated in the Framework Plan for employment uses.'
  - (c) At 4.32 the report states: 'In addition access would be provided to land adjacent to the link road which could deliver additional employment land.'

We are at a loss to understand how the Council intends to ensure that road access and services are provided to our client's land? No legally enforceable mechanism is set out in the report. In the Framework Plan, the Chiltern Hunt land has been identified as an employment site. For the Chamberlains Barn Quarry application to form a coherent part of the comprehensive delivery of the Framework Plan and the emerging Development Strategy, it must facilitate the delivery of employment uses at the Chiltern Hunt land and this must be legally enforceable through either section 106 obligations or appropriate planning conditions.

5. Similarly, the Framework Plan shows a primary footpath passing through the middle of the Chiltern Hunt Land. The Chamberlains Barn Quarry planning application also shows the same primary footpath, implying that this footpath will be delivered by the scheme. The committee report does not set out any legally enforceable mechanism to ensure that this significant link is to be provided.
6. Finally, the case to justify for harm of this magnitude in the Green Belt is particularly weak and unconvincing. We are sure the Council is aware of the recent trend of appeal decisions whereby the Secretary of State has rejected residential development in the Green Belt. It is clear that the Government regards sanctioning such development as a function of the development plan making process, rather than ad hoc release of Green Belt land through development management decisions. The latter is clearly proposed in the present case.

We urge members to reject the planning applications.

Yours faithfully

Hogan Lovells International LLP

cc Andrew Davie (andrew.davie@centralbedfordshire.gov.uk)  
David Hale (david.hale@centralbedfordshire.gov.uk)  
Martha Clampitt (martha.clampitt@centralbedfordshire.gov.uk)  
Victoria Davies (Victoria.Davies@centralbedfordshire.gov.uk)

# Leighton Linslade Churches

Holmeside'  
273 Heath Road  
Leighton Buzzard  
Bedfordshire  
LU7 3AG

e-mail: [REDACTED]

26<sup>th</sup> May 2014

Planning Officer  
Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
SG17 5TQ

Dear Sirs,

**Ref: Planning Application No CB/11/01937/OUT- CHAMBERLAINS BARN QUARRY**

Leighton Linslade Churches (LLC) representing Christian churches and groups in Leighton Linslade and the surrounding villages, totalling in excess of 3,000 residents, whilst in principle normally neither opposes nor supports new housing developments within and around Leighton Linslade, wishes to make the following comments regarding the above application:

The amended application appears to only relate to access and road design alterations and therefore it is assumed that there are no fundamental changes to the overall scheme particularly to any element that is essential in the ensuring that the neighbourhood is a place 'where people want to live, work and play'. This means that not only must the physical environment be a welcoming place but that for a cohesive and sustainable community to be created it is vital that facilities are available at the earliest stages to meet their social needs together with the appropriate funding where required.

Therefore it is essential that the scheme retains the inclusion of the provision of a Community House. This amenity will be a vital part of building a thriving and living community. It is however, vital that any Section 106 Agreement includes provision for the running costs for the House as well as the property itself, if it is to deliver real benefit to the community. The provision of a Community House must also be much earlier, at the very beginning (ie.0), in the development process rather than the 100<sup>th</sup> property being occupied, otherwise a considerable number of families will be without any form of facilities for a substantial period of time. Experience from the Sandhills development to the south of the town shows that whilst in theory a house may be provided in line with 100 properties being occupied, the timing of it actually being available for the community is considerably later. It also has to be accepted that a Community House is not an adequate substitute for a purpose-built facility in the longer term, as by its very nature it cannot provide the space or facilities of a purpose built hall.

It is also essential that there is an allowance for a community facility within the proposed lower school but is concerned that whilst there is mention of community facilities being included in the original proposal there is nothing substantive and that there is nothing proposed that would legally ensure that community facilities in the form of a hall are provided, the Section 106 outline agreement only referring to the provision of land for a school, payment towards education facilities (6.7) and a contribution towards general community facilities (6.8) which is a very broad 'catch all' heading.

## Leighton Linlade Churches

If community facilities are provided within the lower school, unless they are dedicated areas for community activities, they will not be available during school days or potentially during holiday periods and would be a compromise facility given the very different needs of a lower school to that of a community facility, for example basic equipment sizes and facilities such as toilets generally being smaller than adult ones.

Their provision will also be dependent on the local education authority actually building a school and as has already been seen on other developments within Leighton Linlade, specifically Sandhills, this cannot be guaranteed within any realistic timescale. There is no sustainable alternative provision (the Community House cannot be anything other than a short term solution) should the building of a school be deferred for a considerable period or shelved completely.

LLC is extremely concerned that there is no definitive statement relating to the retention of the Section 106 funding in any form that will ensure a legal commitment to community facilities that will support the ongoing needs and sustainability of the new community on this estate. Experience and evidence from the Sandhills (and Billington Park) demonstrates how vital these facilities are if the development is not to create isolated, disenfranchised and fragmented groups especially amongst young people and those less able to access transport alternatives. On its Planning page on Section 106, CBC cites *"the positive partnership between Central Bedfordshire Council, Bloor Homes and its engagement with the local community to bring about the development of over 100 new homes at Stanford Road, Shefford"*. LLC has seen no demonstrable evidence of any positive engagement with the local community on the provision of Community facilities for either Chamberlains Barn or Clipstone beyond the original displays and consultations which did not enable or facilitate any detailed discussions with those parts of the community who might be active users or contributors. It would appear that contrary to what is cited on their own website CBC appear to be adopting a policy of making decisions on a remote basis without any input or taking into account the needs of those who will most affected.

As there has been no definitive provision that will make the development 'a place where people will WANT to live, work and play' therefore ensuring a sustainable, thriving and living community, LLC objects to the application until there are further open consultations on community facilities.

We would also request that LLC is added to any future consultation groups list for this application, given the number and diversity of residents we represent, the breadth of our collective community outreach, and the experience of living in previous developments which we possess.

Yours faithfully,



On behalf of Leighton Linlade Churches

# Chamberlains Barn and the Stearn Land





EAST OF LEIGHTON LINSLADE  
FRAMEWORK PLAN

THE STRATEGIC URBAN EXTENSION  
OF LEIGHTON LINSLADE

JUNE 2013

2013

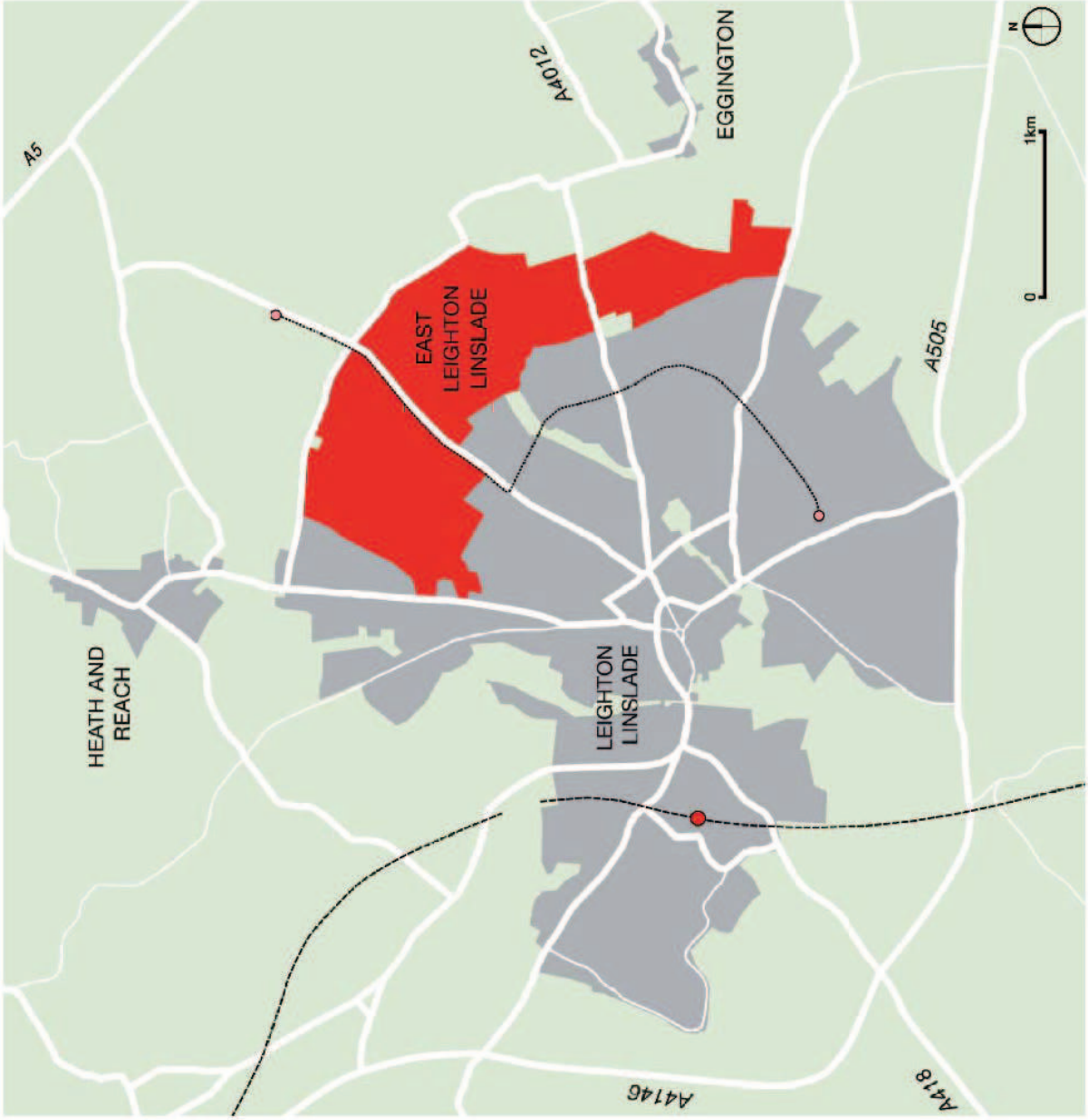


Figure 1 Framework Plan Area



















# Chamberlains

Shenley Hill  
Country Park

HEATH ROAD

LP

P

LP

NP

B





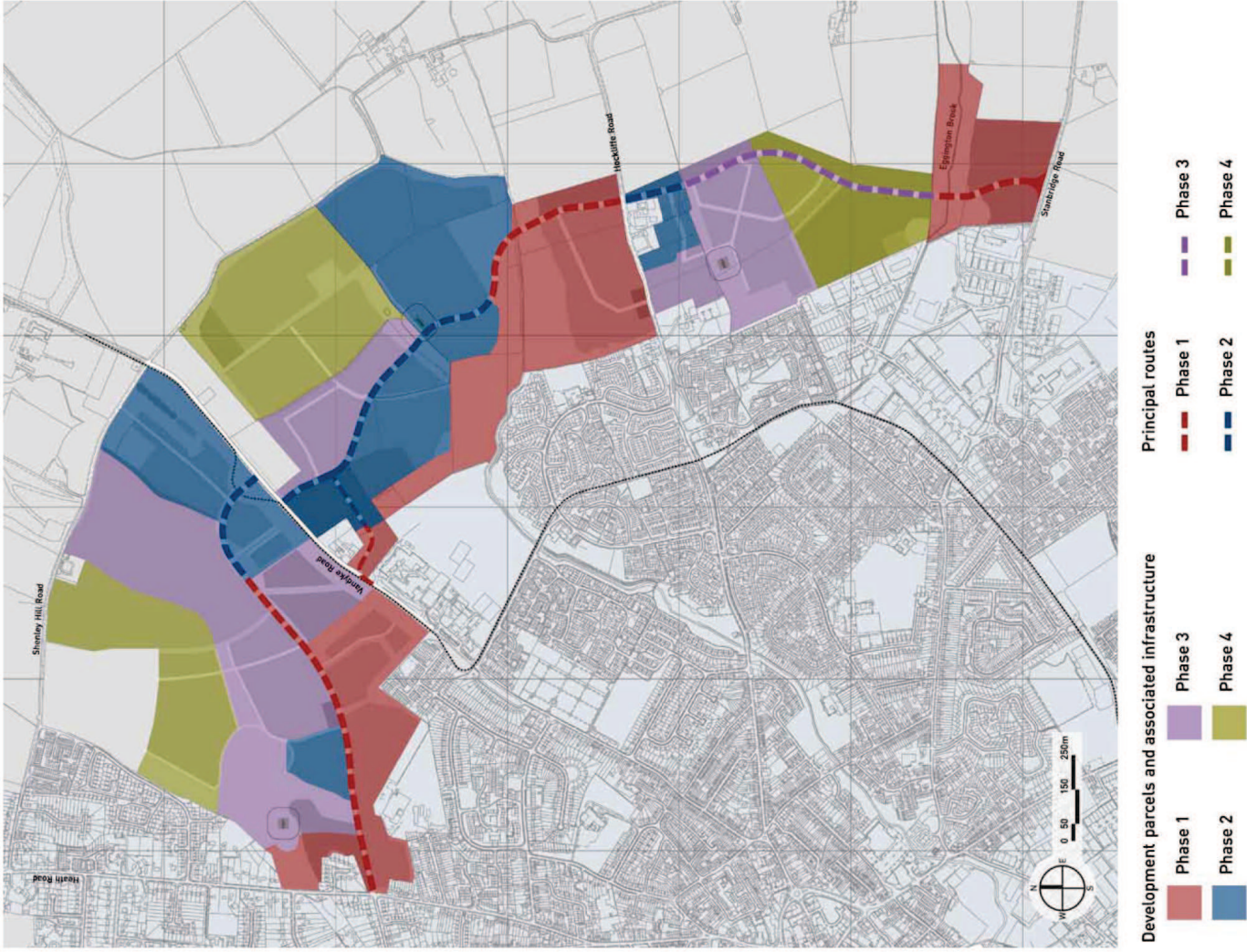


Figure 4.4, Phase 4

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36 Cotefield Drive



36 Cotefield Drive

