

09/00163 STOKE ROAD, LINSLADE - LIST OF OBJECTIONS BY CONCERNED LOCAL RESIDENTS ACTION GROUP

CENTRAL BEDFORDSHIRE COUNCIL  
 PLANNING DEVELOPMENT CONTROL SERVICE  
 COPY TO

TO

30 JUL 2009

ACK FILE No

For ease of identification, current homes which have been built over three tranches on the site of the old The Martins Estate, which now comprise of Bossington Lane (North of Rothschild Road), The Martins Drive and The Martins will be described as The Martins Estate.

Objections in *italic* refer to a recent unsuccessful outline planning permission appeal which mirrors this application in many ways. Details are below.

OBJECTIONS/ISSUES/POINTS	QUANTIFICATION/NOTES	PHOTOGRAPHIC/PAPER EVIDENCE TO BACK UP
<p><b>THE SITE/GENERAL</b></p> <ul style="list-style-type: none"> <li>• <i>The land is green belt (GB1), and also an area of great landscape value (AGLV), the surrounding residential area is an area of special character (BE6).</i></li> <li>• <i>Anglian Water have a 400m cordon sanitaire in place around the foul waste water works.</i></li> <li>• <i>Stoke Road will lose the benefit of the by-pass, without the benefit of being an "A" road.</i></li> <li>• <i>The proposals rely heavily on the use of Bossington Lane, which is privately owned and has not been maintained by the council for 40 years either as a highway or bridleway.</i></li> <li>• <i>It is currently agricultural land, used for pasture, and closed to the public since 1980's.</i></li> <li>• <i>If public access were opened up as proposed would result in the loss of intrinsic features and degradation of green belt land.</i></li> <li>• <i>Approval of proposal could set a precedent for the approval of similar sites located within the green belt.</i></li> <li>• <i>The decision makers must have regard to all material considerations relevant at the time of their decision.</i></li> </ul>	<ul style="list-style-type: none"> <li>• People using Linslade Woods or the footpath on to Stoke Road opposite the site already have, and use Globe Lane to access the canal towpath by The Globe Inn.</li> <li>• Gordon Brown stated at PMQ's in June 2009 that new building should be on brown field sites, not green belt land. It is not Government Policy to allow this type of development.</li> <li>• The Leighton-Linslade Town Council (LLTC) have confirmed they are not reviewing green belt policy and have no plans to do so in the near future. LLTC have confirmed they have two brown field sites available now.</li> <li>• If approved developers will use this development as a precedent to build out along Stoke Road to the by-pass, in addition to increasing the 199 properties listed in this application.</li> <li>• The law has not changed; the decision must be based on current law, not what might be in the future.</li> </ul>	<p>Photographs B, C, D, E &amp; F</p> <p><b>Stoke Road, between Rothschild Road, and Globe Lane</b></p> <ul style="list-style-type: none"> <li>• The entrance to Globe Lane, and how near it is to the site of the proposed roundabout.</li> <li>• Also the bends and gradient on the road from each direction.</li> <li>• Linslade Woods is nearer Globe Lane than the new roundabout.</li> </ul>
<p><b>ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li>• <i>Does not provide a quality residential environment, also the development would also constitute a serious nuisance to inhabitants of existing residential buildings under The Town and Country Planning (General Permitted Development) Order 1995.</i></li> <li>• <i>Submitted plans have inadequate odour, environment, traffic and local impact reports.</i></li> <li>• <i>No primary school places in Linslade, will have to travel, assuming places are available when the rest of the building programme takes place.</i></li> <li>• <i>Proposal should take into account of allowances of climate change, no account has been taken of the inevitable increase in storm water run off, on to The Martins Estate.</i></li> <li>• <i>Tree T9 on Bossington Lane is dead on tree statement, it is not dead.</i></li> <li>• <i>Security lights from development will cause a nuisance to existing residents.</i></li> <li>• <i>Extensive local wildlife will suffer by the impact of 5 years of building.</i></li> <li>• <i>Archaeology of site ruined if site cleared.</i></li> <li>• <i>Submitted plans take inadequate account of existing contours, proposal would be harmful to the areas environmental quality and character.</i></li> <li>• <i>Houses will be higher than existing houses and will block out light.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Around 800 people will live on development, this plus an un-researched number of the public, could add well over 1000 plus people on to Bossington Lane (private road, single track, no pavements and no lights) on a regular basis, day and night.</li> <li>• Will add 400 cars to the local roads; add to congestion on local roads, and competition for local parking spaces.</li> <li>• No impact report on residents immediately affected. Reports were taken over a few days at very quiet times. To provide a proper assessment they should have been over several days including weekends, over each season.</li> <li>• Children will have to walk a long way or go by car losing the benefit from the by-pass at peak times. Routes such as towpath and Bossington Lane are not suitable for walking in the winter, or in bad weather.</li> <li>• Topography of site would result in storm and flash flood water running off site in the direction of Bossington Lane and The Martins Estate which has two small drains at the bottom of the hill which go directly into the canal.</li> <li>• Tree "T9" is listed as dead, and marked for removal. It is not dead but does require some attention, it is a local feature, and adds to the character of Bossington Lane.</li> <li>• The proposal states that new residents will be asked not to put security lights up where they will annoy existing residents.</li> <li>• Badgers, Deer, Herons, Swans, Ducks etc. Will suffer and be pushed away from their habitat, by the influx of people, noise bringing new dangers</li> <li>• The rare Belgic archaeology will be lost for generations if site is allowed to be built on.</li> </ul>	<p>Photographs F, H, I, J, K1, K2, L, M, N &amp; O Bossington Lane N &amp; S, Rothschild Road &amp; Swing bridge</p> <ul style="list-style-type: none"> <li>• Point of access to Bossington Lane (BL) N from the swing bridge for the entire town.</li> <li>• The gate at the spot Bloor want to give access to (BL) for 800 people living on the estate.</li> <li>• BL North, single track, no pavement, no lights, maintained at existing residents expense for 40 years.</li> <li>• Only access in and out for existing residents.</li> <li>• Tree to be removed is not dead, just in the way.</li> </ul>
<p><b>STOKE ROAD AND SURROUNDING AREA</b></p> <ul style="list-style-type: none"> <li>• <i>Stoke Road will lose the benefit of the by-pass, without the benefit of being an "A" road</i></li> <li>• <i>The proposed junction is dangerous, on a U bend and the brow of a hill</i></li> <li>• <i>Accident report did not show unreported accidents of which there are many.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Cars from Linslade leaving town will have to give way to estate traffic on a steep hill on an un-gritted road in ice and snow, making it impossible to travel on this route out of Linslade on winter mornings.</li> <li>• Weekend traffic and parking is at breaking point now. Cars are taking two to four changes of lights at Dillamore's to get through the traffic lights on Saturdays.</li> <li>• The accident report does not match the number of near misses or minor accidents at the junction of Stoke Road, Golden Riddy and Rothschild Road.</li> </ul>	<p>Photographs A, B, C, D &amp; E</p> <p><b>Stoke Road around site of new roundabout.</b></p> <ul style="list-style-type: none"> <li>• On hill, blind bends, not gritted in winter, previous issues with crossing at that point when Sutherlands was a school.</li> </ul>

PTO

09/00163 STOKE ROAD, LINSLADE - LIST OF OBJECTIONS BY CONCERNED LOCAL RESIDENTS ACTION GROUP

<p><b>SEWAGE WORKS/CONTAMINATION/FOUL WASTE/ANGLIAN WATER</b></p> <ul style="list-style-type: none"> <li>▪ Anglian Water have a 400m cordon sanitaire in place around foul waste water works.</li> <li>▪ It would not be in the public interest to approve development where there is a risk of smell, flies and rat nuisance to future occupants.</li> <li>▪ Anglian Water have objected to the development as neighbouring land owners.</li> <li>▪ Anglian Water have stated that they do not have the capacity to take the foul waste from the development at the treatment works.</li> <li>▪ Manhole 6701 located in Bossington Lane is owned by Anglian Water but is on the private Bossington Lane and the pipes belong to existing residents.</li> <li>▪ The sewage works does smell considerably when it is hot and wet.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The entire site, including gardens, a public children's play and picnic area lie 330m from the sewage works, well within the 400m cordon sanitair from the sewage works.</li> <li>▪ The site is subject to smell, rats and flies nuisance, leaking airborne arsenic, all of which are a health risk, which will lead to complaints.</li> <li>▪ Questions regarding the safe removal of airborne arsenic contaminated topsoil, and replacement with clean topsoil by road. Health, safety, congestion etc.</li> <li>▪ The proposal favour attaching the foul waste (sewage) from the site to manhole 6701, located in Bossington Lane at the top of The Martins Estate. The manhole belongs to Anglian Water, however the pipes belong to the residents of The Martins Estate (in private roads), and lead to a pumping station in The Martins.</li> <li>▪ The sewage network for The Martins Estate has been paid for by the residents and the conveyance of properties in The Martins make it clear the network is for the sole benefit of the residents and cannot be added to by another development, unless all the existing residents agree.</li> </ul>	<p>See map, for proximity to site, and existing residents.</p>
<p><b>BOSSINGTON LANE, ROTHSCHILD ROAD &amp; THE MARTINS ESTATE</b></p> <ul style="list-style-type: none"> <li>▪ The proposals rely heavily on the use of Bossington Lane, which is privately owned and has not been maintained by the council for 40 years either as a highway or bridleway.</li> <li>▪ Existing residential vehicle access along Bossington Lane and Rothschild Road has not been taken into account.</li> <li>▪ Issues with making BL a cycleway, on a road that is also a private highway with no pavement or lights.</li> <li>▪ Personal attack (rape) alarms and cycle vouchers are to be offered in welcome packs by developer. Encouraging massive increase of use in Bossington Lane, even with residents being responsible for the maintenance and structure. The Council do not supply dog waste bins or collect litter from BL, used to collect litter in the 1960's, prior to un-adopting the lane.</li> <li>▪ Issues with opening up the area from a 200 year old dead end private road to a through route, for pedestrians and cycles, with no public parking, litter or dog excrement collection.</li> <li>▪ The width of BL in Bloor's statement is incorrect.</li> <li>▪ The houses in Bossington Lane and The Martins Estate are on a brown field site.</li> <li>▪ As Bossington Lane is a private road, all residents must agree to any changes.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bossington Lane and Rothschild Road is the existing residents only way in and out, for resident's visitors, deliveries and emergency services. Dangerous for cycles, pedestrians and vehicles.</li> <li>▪ Congestion and possible trespass against the residents by decision makers if residents access is restricted due to heavy use due by the development and opening up Bossington Lane as a through route. Mixing bikes, pedestrians and cars on Bossington Lane at the same time.</li> <li>▪ No public parking, toilets, litter, or dog excrement collection on site, or on Bossington Lane.</li> <li>▪ No maintenance at all north of Rothschild Road.</li> <li>▪ Bloor to offer rape alarms for vulnerable residents for dark footpaths and towpath indicating area not safe to walk alone on.</li> <li>▪ An unofficial opening will open up to the south of the site by the sub station in Bossington Lane.</li> <li>▪ The houses in Bossington Lane and The Martins Estate are on a brown field site. The original Martins Estate was built on the site of a sand quarry, later The Martins Mansion was built, and later parts were sold off in the early 1960's to become the houses in Bossington Lane and The Martins Drive, with The Martins houses following in 1973. Primrose Cottage is much earlier dating to around the 1930's. All predate The Town and Country Planning (General Permitted Development) Order 1995, relating to a 400m Cordon Sanitair around the foul waste water treatment works in Globe Lane which borders the site.</li> </ul>	<p><b>Photographs F, H, J, I, K1&amp;2, L, M &amp; N.</b></p> <ul style="list-style-type: none"> <li>▪ Bossington Lane is much narrower than listed in plans.</li> <li>▪ No pavements or lights, who will respond to rape alarms?</li> <li>▪ Only access for existing residents, vehicle access has priority.</li> <li>▪ Not suitable for cars and cycles, pedestrians at the same time.</li> <li>▪ Not suitable for 1000 + extra people every day.</li> <li>▪ Development will open unofficial access points and use lane for parking</li> <li>▪ Tree not dead.</li> <li>▪ Rothschild Road, is not up to the extra congestion.</li> </ul>
<p><b>SWINGBRIDGE</b></p> <ul style="list-style-type: none"> <li>▪ British Waterways have not supported the opening of the swing bridge, or entrance to Bossington Lane via footpath from swing bridge.</li> <li>▪ Swing bridge not safe.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Previous vandalism</li> <li>▪ Cause congestion with boats</li> <li>▪ Hazard to people hiring narrow boats for the first time from Bossington Lane boat hire company</li> <li>▪ Children playing with controls to open swing bridge on to passing boats</li> <li>▪ Safety implications (see accident report)</li> <li>▪ Out of view of development</li> <li>▪ No supervision</li> <li>▪ No road access for emergency services</li> <li>▪ Danger for people leaving pub worse for wear and crossing bridge in the dark</li> </ul>	<p><b>Photographs O, Q and newspaper cutting.</b></p> <ul style="list-style-type: none"> <li>▪ Blind corner for boats leaving lock.</li> <li>▪ No vehicle access for emergency services.</li> <li>▪ Not overlooked.</li> <li>▪ Congestion now with cyclists and pedestrians.</li> </ul>
<p><b>Appeal - Whitefield College of The Bible 3rd July 2008</b></p>	<ul style="list-style-type: none"> <li>▪ Appeal for outline planning covers many of the same points as the Bloor proposal, and was dismissed and outline planning refused. This matches this scenario more closely than Bloor's appeals and for ease are in italics.</li> </ul>	<p>Copy attached.</p>

PTO