

**Item No. 07****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>SB/09/00163/OUT</b>
<b>LOCATION</b>	<b>Land between Stoke Road and Bossington Lane and north of Rothschild Road, Stoke Road, Linslade</b>
<b>PROPOSAL</b>	<b>Residential development comprising of up to 199 dwellings, strategic open space, children's recreation area, ancillary car parking and landscaping. (Outline application with access to be determined at this stage)</b>
<b>PARISH</b>	<b>Leighton Buzzard</b>
<b>WARD</b>	<b>Leighton Linslade Central</b>
<b>WARD COUNCILLORS</b>	<b>Cllr David Bowater, Cllr Roy Johnstone, Cllr Kenneth Sharer and Cllr Brian Spurr</b>
<b>CASE OFFICER</b>	<b>Simon Barnett</b>
<b>DATE REGISTERED</b>	<b>19 March 2009</b>
<b>EXPIRY DATE</b>	<b>18 June 2009</b>
<b>APPLICANT</b>	<b>J S Bloor (Northampton) LTD</b>
<b>AGENT</b>	<b>Turley Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Advertised as a Members decision &amp; high level of public interest</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse Planning Permission</b>

**REFUSE** Planning Permission for the application set out above for the following reasons:

- 1 The site lies within the South Bedfordshire Green Belt and the proposal would therefore conflict with Planning Policy Guidance Note 2: 'Green Belts' whereby, within the Green Belt, permission will not be granted except in very special circumstances for development for purposes other than agriculture and forestry, mineral working, small scale facilities for outdoor sport and outdoor recreation or other uses appropriate to a rural area which preserve the openness of the Green Belt. No very special circumstances have been established in this case.
- 2 The application site is located within a designated Area of Great Landscape Value where the proposed residential development would appear as an intrusion into the countryside, detrimental to its appearance and rural character. The proposal is therefore contrary to the provisions of Planning Policy Statement 1: 'Delivering Sustainable Development', Planning Policy Statement 3: 'Housing', Policy 7 of the Bedfordshire Structure Plan 2011 and Policy NE3 of the South Bedfordshire Local Plan Review.
- 3 The proposal would result in the siting of residential properties and a substantial area of public open space in close proximity to the Leighton-Linslade Sewage Treatment Works. The current operating capacity of the STW is such that it will require upgrading which would intensify operations adjacent to the proposed development and be likely to fail to provide an

adequate level of amenity for future residents and users of the open space. The proposal is therefore contrary to the advice given in Planning Policy Statement 1: 'Delivering Sustainable Development' and to the provisions of Policies BE8 and H2 of the South Bedfordshire Local Plan Review.

- 4 The proposal by virtue of the topography of the site and the proposed relationship of the residential development with adjacent properties in Rothschild Road would be likely to result in an unacceptable impact on the visual amenities of the occupiers of nearby dwellings. The proposal is therefore contrary to the principles of good design as set out in Planning Policy Statements 1 'Delivering Sustainable Development' and 3 'Housing' and to Policy BE8 of the South Bedfordshire Local Plan Review.