

Item No. 9**SCHEDULE A**

APPLICATION NUMBER	CB/10/00859/FULL
LOCATION	Land at Derwent Road, Linslade, Leighton Buzzard, LU7 2XT
PROPOSAL	Formation of a secondary vehicular access on land off Derwent Road to serve development proposed within Aylesbury Vale District under an outline planning application for Mixed Use Development including Residential (C3)- some 900 dwellings, Employment (B1) Commercial (A1, A2, A3, A4, A5), Primary school, Health centre (D1), Leisure and Community (D2) Land uses and associated roads, Drainage, Car parking, Servicing, Footpaths, Cycleways, Public Open Space/Informal Open Space and Landscaping (revised application SB/09/00176/TP)
PARISH	Leighton-Linslade
WARD	Southcott
WARD COUNCILLORS	Cllr David Hopkin & Cllr Peter Snelling
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	19 March 2010
EXPIRY DATE	14 May 2010
APPLICANT	Paul Newman New Homes
AGENT	DPDS Consulting Group
REASON FOR COMMITTEE TO DETERMINE	Call-in by local Members and in response to significant local interest in proposed Valley Farm urban extension development adjoining application site
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be REFUSED for the following:

- 1 The introduction of an access on Derwent Road that would serve a major urban extension development on adjoining land at Valley Farm (Leighton Road, Soulbury) would increase vehicular movements onto a road which, by virtue of the inadequate width of the footpath on the eastern side, would increase hazard to vulnerable road users. Furthermore, if granted permission, the proposed urban extension development would increase pedestrian traffic along Derwent Road which, by virtue of the lack of a footpath on the western side and the inadequate width of the footpath on the eastern side, would be hazardous to all road users. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policies T2, T4, T8 and T9 of the East of England Plan.
- 2 The proposed realignment and narrowing of Soulbury Road between the county boundary and its junction with Derwent Road would be detrimental to highway safety and the free flow of traffic. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policies T4 and T8 of the East of England Plan.

- 3 The proposal fails to demonstrate that it would make adequate provision for the increase in traffic that would be generated by the urban extension development at Valley Farm (Leighton Road, Soulbury) and is likely to lead to an increase in traffic congestion at a number of junctions within the Leighton-Linslade urban area. Furthermore, the proposed mitigation measures described in the application would be detrimental to highway safety. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policy T8 of the East of England Plan.
- 4 The proposal fails to make adequate provision to promote sustainable travel modes such as cycling, walking and public transport. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policies T2, T4, T8 and T9 of the East of England Plan.
- 5 The construction of the proposed secondary access would involve the removal of 110m of hedgerow that adjoins the Derwent Road carriageway on its western side. The hedgerow makes a significant contribution to the visual amenity of the Derwent Road streetscene and is of significant local historical interest. The loss of such a substantial length of hedgerow would have a significant detrimental impact on the visual amenity of the streetscene and on the local historic environment. The proposal is, therefore, contrary to national guidance in Planning Policy Statement 1 (Delivering Sustainable Development), Policies ENV3, ENV6 and ENV7 of the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

[Notes:

1. The Chairman thanked officers for the quality and thoroughness of the report.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
3. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]