

Item No. 7**SCHEDULE A**

APPLICATION NUMBER	CB/11/00750/FULL
LOCATION	Land at Derwent Road, Linslade, Leighton Buzzard LU7 2XT
PROPOSAL	Revised scheme for the 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 CB/10/00859/FULL)
PARISH	Leighton-Linslade
WARD	Linslade
WARD COUNCILLORS	Cllr David Hopkin, Cllr Ken Janes & Cllr Nigel Warren
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	02 March 2011
EXPIRY DATE	27 April 2011
APPLICANT	Paul Newman New Homes
AGENT	DPDS Consulting Group
REASON FOR COMMITTEE TO DETERMINE	Member request
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be REFUSED for the following:

- 1 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.
- 2 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.

- 3 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.

NOTES

(1) In advance of the consideration of the application the Committee were advised of consultation received subsequent to the despatch of agenda from local residents, South Bedfordshire friends of the Earth and the Tree and Landscape Officer. In light of the representations received there were amendments to the recommendation as follows:

Reason 1 – Delete

Reason 2 – Amend wording by deleting penultimate sentence to read

“The proposal fails to demonstrate that it would make adequate 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 Linlade urban area. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policy T8 of the east of England Plan.”

Reason 3 – Delete

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.