

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 28 FEBRUARY 2014

Item 4 (Page 5-116) – CB/11/02827/OUT – Clipstone Park, Land South of Vandyke Road & North of Stanbridge Road, Leighton Linlade.

Additional Consultation/Publicity Responses

Campaign to Protect Rural England

Representations made by Campaign to Protect Rural England (CPRE) were received in relation to this application on 21st September 2011 but were omitted from the report, the comments are attached.

The Fraser Family, Model Farm, Leighton Buzzard

A letter was received on 20th February 2014 from Bletsoes, stating that the Fraser family are aware of the planning application and have entered into an arrangement with applicants. A copy of the letter is attached.

Chilworth International Corporation

The owners of an area of land to the north of Vandyke Road which is included in the Framework Plan for East of Leighton Linlade but excluded from any planning application before the Council have been in touch through their legal advisors, Hogan Lovells.

The letter raises a number of concerns which are summarised below along with the Council's position which was set out in a reply to the letter.

1. The basis on which the Council considers that the employment provision to be delivered by the applications is adequate and conforms with the Council's Framework Plan, joint Core Strategy and emerging Development Strategy.

The provision of employment opportunities is a key component of the Clipstone Brook scheme. The Committee Report sets out that the Applicant's have demonstrated how they consider that the proposal will deliver a sufficient number of new jobs to accommodate all of the economically active persons likely to be generated from the whole allocation.

2. Confirmation that the Council will treat the development of this area in a holistic and cohesive manner to ensure the vision of the Framework Plan and emerging Development Strategy can be realised and delivered.

The Council will treat the development of the allocated site in an holistic and comprehensive manner.

3. That the draft s106 for the Clipstone Park application is not available.

There are no draft Section 106 agreements in the Council's possession.

4. Confirmation that the s106 agreements will provide legally enforceable mechanisms for the delivery of infrastructure to support the whole of the allocation including the provision of the full quota of employment land.

This cannot be confirmed until the draft and final agreements are in place.

5. That the officer's report is not available.

A link was provided to the Officer's committee report.

6. The applications were submitted 3 years ago and the base data on which the Environmental Statement supporting the application is based is now significantly out of date.

The Applicant has not been requested to provide further environmental information.

18 Mercury Way, Leighton Buzzard

The occupier of 18 Mercury Way wished to attend the Committee meeting to speak however she is unable to do so and therefore requested that her comments be presented to the Committee. Her comments are reproduced below:

"Myself and many others are very disappointed to discover that the meeting is to be held such a long way from the above site, surely if you wish to engage the local people it needs to take place in an area that everyone can reasonably get to. Also a time when most people are not out working.

Are we, the citizens of Leighton Buzzard, to have our own debate and make our own decision as agreed by Mr Cameron, the Prime Minister. I thought that local opinions are to be taken into consideration when deciding on planning proposals. We have already shown a NO vote.

This particular application has already been given the thumbs down by the residents as we have grown too big, too fast and need a period for infrastructure growth to catch up.

Our current road system will not cope with the volume of traffic, and the said link road WILL NOT relieve congestion as the new population will need to cross town to get to the rail links.

We have seen far more traffic around the town centre at certain times of the day and this will only get increase.

The residents of Leighton Buzzard currently need to travel away from their homes (90% of the work force) for work and this will not change just by building houses and leaving hard spaces for companies to come to the town. What incentives are there to attract new employers.

Bedfordshire Police have concerns about the layout as it will be easier for criminals to go about their business. Now that we do not have a manned police station criminal activity will increase.

Anglian water also stated that it will propose " an unacceptable risk" of flooding.

The developers have stated it is offering affordable houses but as the percentage is so small, will it really make a difference to the people living in Leighton Buzzard or will the houses be given to people outside the area as we are being told.

We must all accept change but it has got to be of a benefit to the community and this is not."

Additional Comments

Construction Traffic Management

Control over the routing of construction traffic is currently included within the Construction Environmental Management Plan (CEMP) requirements contained in condition 9. It is considered that traffic routing is best controlled through a clause in the s106 agreement. The detail of the wording will need to control construction traffic movements in order to ensure that construction vehicles do not use unsatisfactory routes particularly in relation to Heath and Reach.

East of Leighton Linslade Framework Plan

The East of Leighton Linslade Framework Plan was endorsed for the purposes of Development Management in May 2013. A link to this document on the Council website has been sent to all Members and hard copies will be available at the meeting.

Additional/Amended Conditions

Amended condition 9 - delete reference to construction traffic routes at d).

No development shall commence in any area, as defined by the areas plan required by condition 4, of the development (including any works of demolition) until a Construction Environmental Management Plan ('CEMP') has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with the Framework Construction Environment Management Plan submitted as part of this planning application and shall include details of:

- a) Environment Management Responsibilities;
- b) Construction Activities and Timing;
- c) Plant and Equipment, including loading and unloading;
- d) Points of access/egress to be used by construction vehicles;
- e) Details of site compounds, offices and areas to be used for the storage of materials;
- f) Utilities and Services;
- g) Emergency planning & Incidents;
- h) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;
- i) On site control procedures:
 - i. Traffic mitigation measures including traffic management and parking
 - ii. Temporary haulage routes
 - iii. Air and Dust quality
 - iv. Noise and vibration

- v. Waste and Resource Management
 - vi. Agricultural Soils and Materials
 - vii. Temporary surface water drainage during construction
 - viii. Protection of Controlled Waters
 - ix. Trees, Hedgerows and Scrub
 - x. Ecology
 - xi. Archaeological and Cultural Heritage
 - xii. Visual and Lighting
 - xiii. Utilities and Services
 - xiv. Protection of water resources
 - xv. Protection of species and habitats
- j) Detailed phasing plan to show any different phasing, different developers and/or constructors to be updated on an annual basis;
 - k) Details for the monitoring and review of the construction process including traffic mitigation (to include a review process of the Construction Environmental Management Plan during development).

Any development hereby permitted shall be carried out only in accordance with the approved CEMP.

Reason: To ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with Policy 44 of the emerging Development Strategy Central Bedfordshire for Pre-Submission.