

## **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.***

#### **Further public comments received**

4 emails have been received from residents who wished to address the Committee but are unable to attend the meeting. Their comments have been reproduced in full below.

#### **3 Cetus Crescent**

Objections to development on Clipstone Brook.

1. Leighton Buzzard does not have the infrastructure to support large scale developments.
2. The traffic situation is bad already and will be made much worse with large scale growth in the town's population.
- 3 Difficulties in reaching the train station and parking which is very bad at present.
4. Increased chances of flooding in building on a floodplain with the increase in concrete spread. With recent events and climate change this fact that cannot be ignored.
5. Building on green belt land which was provided to protect against any development on green areas surrounding the town.
6. Arnold Whites has a poor record in this town in providing infrastructure under section 106. Sandhills is recognised by most many people in this town as being a dreadful estate. It has taken at least ten years to get a school there.

I feel this development is being treated as a fait accompli and the views of the people in Leighton Buzzard are not being respected, when 10000 people signed a petition against any further development in Leighton Buzzard. I am fed up of getting very little that is good in this town and we seem to get a lot that is bad, including this development.

#### **2 Plummer Haven**

*Points of Concern re Planning Application CB/11/02827/OUT Clipstone Park*

#### **Flooding**

An up to date assessment of the risk of flooding across the land covered by this application should be carried out.

The land in question includes the Clipstone Brook. The Brook has a reputation for being prone to flooding.

In the aftermath of the recent Flood Crisis, the opinion has been raised that the average annual rainfall of the British Isles will increase.

I also understand that large developments in, or near to flood plains decrease the ability of the soil to absorb rain and flood water.

Therefore an up to date assessment of the risk of flooding by the Clipstone Brook is needed before this planning application is given final consideration.

Could the proposed Sustainable Urban Drainage System cope with the kind of winter we have just had? Could it cope when the development is complete, an estimated 15 years from now?

### Traffic

An up to date assessment of the flow of traffic in and out of the proposed development traffic and traffic flows in and around Leighton Linlade and Heath and Reach. How the new traffic generated by Clipstone Park will interact with Leighton Linlade, Heath and Reach, the A5, and the A507 is essential. The proposed Eastern Relief Road does not cross the canal or the River Ouzel. This means that anyone wanting to go to Leighton Buzzard Railway Station, the proposed new Retail Park on Grovebury Road, the proposed new development at Smith's Meadow, or Tesco, will have to use the A507, or the roads leading from Clipstone Park to the Town Centre, or both.

What will be the impact of this on Leighton Linlade Town Centre and the roads that connect Clipstone Park to the Town Centre?

With reference to the East of Leighton Linlade Urban Extension, Draft Development Strategy for Central Bedfordshire Policy 62

According to the Development Strategy, the building of the Eastern Relief Road will not begin until 4 years after the building of Houses begins. Completion of the Eastern Relief Road is expected to take 2 years. This means that for 4 - 6 years people coming to live in Clipstone Park will be totally dependent on Leighton Linlade's existing roads.

The Development Strategy also indicates that Employment Provision within the East of Leighton Linlade Urban Extension will not begin until 3 years after the commencement of House Building. This Employment Provision will continue for another 12 years after this point. This means that people coming to live in Clipstone Park will have to look outside Clipstone Park for their Employment for at least 3 years, and maybe for ever. As a result, they will have to travel outside the development, and/or commute to find work.

There seems to be a tacit assumption that people living in Clipstone Park will be willing to use feet, bicycles, and buses to get to and from Leighton Town Centre and other facilities, such as Leighton Buzzard Railway Station. How realistic is this assumption now, given the distance of Clipstone Park from the Town Centre? How realistic is this assumption given the locations of Leighton Buzzard Railway Station

and Leighton's supermarkets, and the proposed locations of the new Retail Park and Smith's Meadow? When are new bus services likely to become available?  
Can Leighton Linslade and Heath and Reach truly provide the support that Clipstone Park will need?

Can Leighton Linslade and Heath and Reach truly cope with the potential increases in traffic and changes in traffic flows that Clipstone Park will bring?

If the answers to these questions is No, the development known as Clipstone Park should not go ahead.

#### Infrastructure

The delays in the beginning of the Eastern Relief Road, and in Employment Provision have already been mentioned.

Delays in the provision of schools, medical facilities and the Hub are also highly likely to occur.

This means that, for however long a delay is, the people of Clipstone Park will be totally dependent on Leighton Linslade, Heath and Reach and other villages around the development to provide what is needed.

Can Leighton Linslade Heath and Reach and the villages truly afford this situation, now, and into the long term future?

I use the word 'afford' in the widest sense.

If the answer is 'No' in whole or in part, then this development should not go ahead.

With reference to the Draft Development Strategy for Central Bedfordshire: all policies dealing with Green Infrastructure, Green Spaces and the Environment

#### The Green Infrastructure and Green Spaces of Clipstone Park

What protection is there for the Green Spaces and Green Infrastructure of Clipstone Park from encroachment by future development?

The Development Strategy for Central Bedfordshire implies that Housing Density in new developments has become completely flexible.

This further implies that any Housing Density figures in this Outline Planning Application might be allowed to rise in future.

This could lead to loss of Green Space and Green Infrastructure in order to accommodate new building.

If the Green Policies of the Development Strategy are to be fulfilled then protection of the Green Spaces, and Green Infrastructure contained in this Outline Planning Application is essential.

Any approval of this Outline Planning Application should therefore be conditional on the Green Spaces and Green Infrastructure being preserved from future development of any kind.

### Energy Provision

Is the wind turbine proposed for Double Arches expected to contribute to the energy needs of Clipstone Park?

My understanding is that this wind turbine will feed into the National Grid. Is this correct? If it is, then this wind turbine cannot be considered as a point towards the approval of this planning application.

Is it possible to have solar panels installed in each new home, or to offer each buyer of a new home in Clipstone Park the option of having solar panels installed when or before they move in?

Solar panels do not produce the noise pollution and associated medical problems of a wind turbine. As far as I am aware, solar panels do not produce air pollution, either.

### 12 Chestnut Rise

I wish to further object to this development as already said it is a massive development on a town with a Victorian road system, which already gets congested.

1. Building on flood plain with the threat of flooding, which has caused a lot of problems with climate change in the country.
2. Further traffic jams with extra people using present supermarkets as the one on the proposed development **not** adequate. New link road won't help.
3. There is a need for more housing but not on this huge scale to the detriment of this town. Events in the town are already spoilt with the volume of people.

### 9 Chamberlains Gardens – via Andrew Selous MP

It appears that the local council is about to allow Dawson industries to build housing on Greenbelt land on the edge of Leighton Buzzard. This seems to be without any regard for the opposition from the police - who are concerned about security, Anglia Water who say that such a development would increase the risk of flooding to adjacent areas.

There has concern shown by the Government relating to individuals concreting over green areas because of the risk of there being nowhere for drainage and recent events have shown the effect that mass building on flood plains, green belt areas can have. these dangers seems to have bypassed the local councillors in Beds. Further, it has been admitted by the developers that, if the scheme goes ahead, only ten percent of the housing built will be 'affordable housing' which suggests that this is merely a money making scheme with little, or no regard for the local area.

Perhaps you could raise this issue, both with the council and with your colleague The Secretary of State for the Environment, before irreparable damage is done.