

17 July 2014

By email and post
(Andrew.Emerton@centralbedfordshire.gov.uk)

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Attention: Andrew Emerton

URGENT

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Our ref C2/CD/4339606
Matter ref 52881/00019

Dear Sirs

**EAST OF LEIGHTON LINSLADE - URBAN EXTENSION
CHAMBERLAINS BARN QUARRY PLANNING APPLICATIONS - CB/11/01937/OUT, CB11/01940/FULL
AND CB/11/04444/OUT**

As you are aware, we act for Chilworth International Corporation, the owners of land at Vandyke Road. Our client's land is referred to as the 'Chiltern Hunt' land in the officer's reports for the above planning applications that are being considered by the Development Management Committee on Monday 21 July 2014. We refer to our previous letters dated 13 February, 26 February and 19 March objecting to the planning applications and the application reference CB/11/02827/OUT submitted by Willis Dawson Holdings in relation to the development of the neighbouring site.

We continue to OBJECT to the applications for the reasons set out in our previous letters. We make the following points:

1. We are disappointed that we were not made aware of the scheduling of the Development Management Committee on 21 July. Our client's land is an integral part of the East of Leighton Linlade Framework Plan. As you are aware, the Chamberlains Barn Quarry site borders our client's land on three sides and the Chiltern Hunt land is mentioned on a number of occasions in the officer's reports. We and our client's property consultants, DTZ, have made it very clear that we take a keen interest in the outcome of the planning applications.
2. We note that representations on behalf of our clients by DTZ and this firm have been included in the officer's reports. However, an additional letter of representation was sent by DTZ to you on 10 April 2014 directly addressing the Chamberlains Barn Quarry application. DTZ have confirmed that they have not received a response to this letter. Please can you ensure that this letter and the earlier letter of 10 April is included in papers put before members.

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3. There are a number of inaccuracies in the reports which are misleading to members and need to be corrected. The outline plan of Chamberlains Barn Quarry, on page 105 of the Agenda Reports Pack, makes no reference to our client's land but appears to show it as part of the planning application CB/11/01937/OUT. To avoid misleading the members, it is essential that this plan is corrected prior to the committee meeting to illustrate that the Chiltern Hunt land is not included in this application.
4. There are several mentions in the report confirming that application CB/11/01937/OUT will provide access to our client's land, namely:
 - (a) At 5.5, the report refers to the Chiltern Hunt land as the 'employment land', stating: 'This application would provide road access and services to the boundary of the employment land, it is however not included in this application.'
 - (b) At 2.3: 'The planning application itself would not deliver any employment land or significant numbers of jobs but would facilitate access to land designated in the Framework Plan for employment uses.'
 - (c) At 4.32 the report states: 'In addition access would be provided to land adjacent to the link road which could deliver additional employment land.'

We are at a loss to understand how the Council intends to ensure that road access and services are provided to our client's land? No legally enforceable mechanism is set out in the report. In the Framework Plan, the Chiltern Hunt land has been identified as an employment site. For the Chamberlains Barn Quarry application to form a coherent part of the comprehensive delivery of the Framework Plan and the emerging Development Strategy, it must facilitate the delivery of employment uses at the Chiltern Hunt land and this must be legally enforceable through either section 106 obligations or appropriate planning conditions.

5. Similarly, the Framework Plan shows a primary footpath passing through the middle of the Chiltern Hunt Land. The Chamberlains Barn Quarry planning application also shows the same primary footpath, implying that this footpath will be delivered by the scheme. The committee report does not set out any legally enforceable mechanism to ensure that this significant link is to be provided.
6. Finally, the case to justify for harm of this magnitude in the Green Belt is particularly weak and unconvincing. We are sure the Council is aware of the recent trend of appeal decisions whereby the Secretary of State has rejected residential development in the Green Belt. It is clear that the Government regards sanctioning such development as a function of the development plan making process, rather than ad hoc release of Green Belt land through development management decisions. The latter is clearly proposed in the present case.

We urge members to reject the planning applications.

Yours faithfully

Hogan Lovells International LLP

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