

# Sandy Town Council

To: Cllrs N Aldis, P Blaine, S Doyle, A Gibson, J Hewitt, A M Hill, W Jackson, T Knagg, R Lock, C Osborne, M Pettitt, M Scott (Chair), P Sharman, S Sutton and N Thompson

**Late agenda item for the meeting of Sandy Town Council, to be held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire  
Monday 20 January 2020 at 7.30pm**



Chris Robson  
Town Clerk  
10 Cambridge Road  
Sandy SG19 1JE  
01767 681491  
17<sup>th</sup> January 2020

**MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS MEETING**

**PLEASE NOTE THE FOLLOWING LATE AGENDA ITEM**

## **A G E N D A**

### **22 Planning Application – CB/19/04301/OUT**

To receive and consider communication from Biggleswade Town Council in regard to planning application CB/19/04301/OUT – Land North of Biggleswade.

To consider whether the Council wishes to submit any comments to the planning authority on the application.

## **Reports**

Appendix  
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## LAND NORTH OF BIGGLESWADE: CB/19/04301/OUT

Subject	LAND NORTH OF BIGGLESWADE: CB/19/04301/OUT
From	<a href="#">Philip Truppin</a>
To	<a href="#">Clerk</a>
Sent	17/01/2020, 10:09:57

**For the attention of the Town Clerk**

Dear Chris

Biggleswade Town Council has considered the planning application **CB/19/04301/OUT** at a meeting of Council held on 14 January.

This is an Outline Application for a major development to the north of the town to provide for up to 416 dwellings. Biggleswade Town Council unanimously resolved to strongly object to this application.

It was further resolved to send a letter to the planning authority in support of the council's objection and also to circulate it to neighbouring parishes that will be affected by the development. We are also writing to the local MP, Richard Fuller.

Members were of the view that Sandy is likely to be affected in that the Transport Assessment has acknowledged that the A1 Biggleswade North Roundabout is already over capacity at peak hours and that this development will add to the queue lengths on all arms of the roundabout, including back towards Sandy. There may also be other consequences of the development that you are aware of.

Please do let me know whether your council is likely to put this matter on a forthcoming agenda. The closing date for responses has been extended to the 4th February. I attach a copy of the letter sent to Central Bedfordshire Council for your consideration.

Kind regards

Philip Truppin  
For Biggleswade Town Council

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# BIGGLESWADE TOWN COUNCIL

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Development Management  
Central Bedfordshire Council  
Priory House,  
Monks Walk,  
Chicksands,  
Shefford SG17 5TQ

16 January 2020

Dear Sirs/Madam

**Reference: Outline Planning Application CB/19/04301/OUT - Land North of Biggleswade, Bedfordshire, SG18 OHB.**

Biggleswade Town Council has undertaken a preliminary review of the outline planning application CB/19/04301/OUT (Land North of Biggleswade, Bedfordshire, SG18 OHB).

Having reviewed the associated documents, Biggleswade Town Council has significant concerns regarding the work undertaken in support of the application – these concerns are most eminent in the Transport Assessment and the Framework Travel Plan.

The Council believes that the application does not comply with the National Planning Policy Framework (NPPF), most notably:

1. The Applicant has failed to demonstrate that the location of the proposed development is sustainable;
2. The Applicant has failed to demonstrate that a safe and suitable means of access to the site can be achieved for all users;
3. The Applicant has failed to demonstrate that the development will not have an unacceptable impact on highway safety, most notably at a junction which is also the access point for a school;
4. The Applicant has failed to demonstrate that the development will not have an unacceptable impact on the operation of the highway network;
5. The Applicant has failed to demonstrate that the development will conserve and enhance the natural environment;
6. The Applicant has failed to demonstrate that the development will achieve a well-designed place.

## **TRANSPORT ASSESSMENT**

Biggleswade Town Council has undertaken a preliminary review of the Transport Assessment and Framework Travel Plan and has several concerns:

The use of the 2011 census is outdated and other housing growth within Biggleswade is not accurately represented, including the adjacent site of 227 properties.

We are concerned by the methods used and calculations made to underpin the assessment's conclusions: different modelling techniques are used selectively to under represent the scale of the impact to dangerous junctions, key link road modelling is overly simplistic and the model systematically under predicts queue lengths compared to those observed in the manual survey.

The mitigating measures proposed for dangerous junctions show no signs of any risk assessment, neglect the residual impacts on the wider road network and often fail to accommodate the Land East development of 1500 homes - this compromises residents' safety at junctions which are already beyond the safe limit.

As a result of these and other issues, Biggleswade Town Council has engaged an independent transport consultant to undertake a full technical audit of the Transport Assessment and Framework Travel Plan. We will provide the results of the audit prior to the application being considered by Central Bedfordshire Council's Development Management Committee.

Biggleswade Town Council anticipates this audit will demonstrate that the Transport Assessment and Framework Travel Plan, as submitted by the Applicant, are incomplete, inaccurate, out of date and deliberately misleading.

Biggleswade Town Council will provide further representation in due course, whereby our full response to the Transport Assessment and Framework Travel Plan will be carefully considered, comprehensive and fully evidenced.

## **OTHER MATERIAL CONSIDERATIONS**

Biggleswade Town Council also has serious reservations over the premature nature of the application, specifically that the application has an undocumented dependency on the Housing Infrastructure Fund (HIF), funding which has not yet been secured.

This will mean that the power supply will be insufficient and Lindsell's level crossing will be closed with no alternative access to the green spaces on the west side of the railway.

The Applicant cannot rely on the HIF funding to resolve infrastructure issues created this development.

Finally, we also see no evidence of an archaeological survey – extremely concerning given the proximity to the Old Roman Road.

## CONCLUSION

Biggleswade Town Council will provide further representation on all of the above, in due course.

Throughout this process we will work proactively and constructively with Central Bedfordshire Council to ensure that all parts of this application are fully scrutinised.

In the meantime, Biggleswade Town Council strongly objects to this application and believes that planning permission must be refused.

Yours faithfully,

*Philip Truppin*

Philip Truppin  
Locum Clerk  
Biggleswade Town Council