

# PLANNING APPLICATION RESPONSE

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15 July 2022

**Application No: CB/22/00679/OUT**

## **Introduction**

I'm a resident of Shillington and a Parish Councillor, and I am writing to **object** to the above referenced planning application (the "Proposed Development").

This is an outline application for a development of up to 72 houses to include up to 35 self-build, custom build and/or small/medium sized enterprise units on land adjacent to 70 Hanscombe End Road, SG5 3NB.

The reasons for my objection are as follows -

### **1. Development is not necessary to meet our local housing need**

Whilst I recognise the need to build housing to cater for a growing population and for young people to live and bring up families in the area, Central Bedfordshire Council now has an Adopted Local Plan which sets out how and where new homes, jobs and infrastructure will be delivered in Central Bedfordshire to ensure that growth is delivered in the right place.

The locations of the allocated sites in the Local Plan have been selected to try to ensure that appropriately sized, sustainable development is allowed where there are the adequate facilities and infrastructure available locally to ensure that the impacts on settlements, facilities and infrastructure are limited.

There is already a site allocation within the Local Plan for Shillington (HAS45), as well as allocations in the nearby settlements of Barton Le Clay, Gravenhurst, Stondon and Meppershall. The Proposed Development is therefore not required to meet local housing need and is outside of the defined settlement envelope for Shillington.

### **2. Increased and unsustainable traffic volumes**

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I am a founding member of Shillington's Speed Watch group. Since inception we have witnessed a significant increase in traffic flow through the village, especially but not exclusively during peak times. This is a direct result of developments in Meppershall, Stondon, and the surrounding area, and the reasonable requirement that people travel to neighbouring towns such as Luton or Hitchin for employment. Further such development is planned, and I have serious concerns that the Proposed Development will significantly increase traffic volumes on an already busy stretch of road.

Our country roads and layout - winding, narrow in places, accommodating parked cars outside cottages resulting in one lane flow in village centres, and with a lack of clear visibility from most junctions - are simply not designed for such excessive use. Were the Proposed Development to be approved the long-term prognosis is our villages ravaged by excessive and dangerous vehicle movements.

Speeding is already prolific and serious interventions or mitigations have thus far not been funded by either Central Bedfordshire Council or Bedfordshire Police. The ratio of speeders to law-abiding drivers is too high already and is not reducing. Without significant mitigation throughout our surrounding villages, I am concerned that there is a significant risk of serious road traffic collisions occurring, including with walkers, cyclists, horses and their riders all of whom reasonably use our roads alongside vehicular traffic.

We regularly walk with our dog around Shillington (and it is unavoidable to use the roads for most of the routes). There is a legitimate expectation that our country roads are shared by cars, cyclists, walkers and horseback riders, but given the location and scale of the Proposed Development and predictably large through- traffic movement, our opportunity to safely do so for this purpose will be adversely impacted.

### **3. Road safety concerns**

The entrance to the Proposed Development is located on a stretch of Hanscombe End Road which is at national speed limit and vehicles entering and exiting the site will pose a road safety risk. Hanscombe End Road is a known location for speeding vehicles, which exacerbates the road safety concerns.

Further, the sharp bend in the road (heading out towards Higham Gobion) is a longstanding accident "hot spot", with vehicles regularly failing to negotiate the bend and colliding with the road signs and hedgerow. For these reasons, this is not a suitable location for a development resulting in ~140 vehicle movements expected in and out of the site daily.

Yours,

Blake Stephenson