

Dear David Blademer,

RE: SOUTH CALDECOTTE DEVELOPMENT FRAMEWORK

Woburn Sands Town Council objects strongly to the inclusion of this site for commercial/warehouse development in Plan:MK without any prior consultation. We, therefore, do not see the need for a Development Framework at this stage and its production makes the acceptance of the site for Commercial/Warehousing look like a “done deal”.

In the existing Local Plan this site was designed as an extension to the linear park south of Caldecotte lakes. It is immediately adjacent to the land rising up to the Greensand ridge, an area of attractive landscape and the views from the ridge will be dominated with this very ugly factory development on this site. This is a rural area and this kind of development is entirely unsuitable.

The site is also in the corridor which may become part of the Oxford/Cambridge Expressway and no decisions on this area should be made until that route is determined. The future development of EastWest rail will also impact upon the site.

The local road network will really struggle to cope with the volume of traffic likely to accompany a commercial/warehouse development: the level crossing over the railway immediately north of the site is already the scene of sizeable traffic queues when the gates are down twice an hour: by 2020 the number of trains is set to double, thus aggravating that problem, and making access to Milton Keynes via the V10 an even less viable proposition. The road through Bow Brickhill leading to Woburn Sands is also unsuitable for heavy traffic particularly through The Leys and Hardwick Road. These are unclassified roads now as is the A5130 and absolutely no HGV's over 7.5tonnes can be allowed. That only leaves the road to the A5 roundabout as a viable access point and this roundabout is rapidly becoming a source of significant traffic at times.

It is untrue that the number 18 bus is hourly: it is an infrequent service and the hope that people will use this service to access the site a false one.

We sincerely hope this Development Framework will never need to be implemented, but if it is, much more consideration needs to be given to access.