



HOUSE OF COMMONS

LONDON SW1A 0AA

Annabel Robinson  
Central Beds Council  
By email

15<sup>th</sup> January 2021

Dear Annabel Robinson,

Re: Land to the South of The Ridgeway, Potton SG19 2PS – planning application: **CB/20/04672/FULL**

I am writing on behalf of a number of my constituents who have been in touch with me to express their understandable concerns about this planning application.

I am aware that this application is opposed by Potton Town Council as well as Councillor Zerny and Councillor Wye and I share their concerns about the application.

A similar application was made in 2019 (CB/19/04009/FULL) and I wrote to Central Beds Council at that time outlining my concerns about the application. I attach a copy of my letter dated 18<sup>th</sup> February 2020. The application was withdrawn at that time but, as outlined later in this letter, the concerns which I expressed then remain as relevant now as they were then.

Firstly, I wish to place on record that I share the concerns of many residents that this application was made shortly before Christmas and the timing of the application was extremely unhelpful. The application appears to have been received by the Council on the 18<sup>th</sup> December and registered on the 21<sup>st</sup> December and my own notification by letter was dated 23<sup>rd</sup> December and received on the 30<sup>th</sup> December.

I have spoken in the House of Commons in the past about those who seek to manipulate planning arrangements to suit their own purposes.

Although I am pleased that Central Beds Council has extended the deadline for submission of responses to the application until 5<sup>th</sup> February 2021 I take the view that the timing of this particular application is unhelpful and, if proceeded with will cause further damage to public confidence in the transparency of the local planning process.

I am grateful to the residents of Potton and their representatives for their united stand against this application and the timing of it.

Many of the concerns which I raised in my letter of the 18<sup>th</sup> February 2020 are unresolved by the present application.

Member of Parliament for North East Bedfordshire  
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I have had sight of Potton Town Council's response to the application and join with them in opposing this application and perhaps I could specifically comment on the following issues:

- 1) As I pointed out in my letter of the 18<sup>th</sup> February 2020, the application is not consistent with the Potton Neighbourhood Plan. The Neighbourhood Plan supports medium scale development (from 50 to 500 dwellings) over the lifetime of the plan (2016-2035). Approval of this application would result in a total increase in dwellings of 552 therefore exceeding the Neighbourhood Plan's supported growth and doing so in a very short period.
- 2) There is a particular importance and relevance to be attached to the decision to grant permission for 85 properties on the site at Biggleswade West, which is an adjoining site. It is concerning to residents that the cumulative effect and impact of these two adjoining applications has not been given sufficient attention.
- 3) Local residents and their local representatives have pointed to several environmental concerns and it is vital that they are considered. It is concerning that there would be a biodiversity net loss at this site and that is unacceptable. It would also be unacceptable for the concerns raised by residents about local wildlife, particularly the known existence of lizards at the site (as well as bats) to be ignored. Although the developers make proposals for how to deal with the potential threat, my view is that the Council should seek specific evidence (which should be current) about the impact on wildlife at the site and the concerns which have been expressed about the adequacy of the mitigation proposed by the developers.
- 4) Potton Town Council has explained the concerns about the access to the site and the transport issues which arise. Access will be via two cul de sacs, where there are existing issues with on-road parking and the impact that providing access to another 97 dwellings, and considerably more cars, does not appear to have been addressed.

In addition, many residents have outlined other objections to the plans in their submissions to the Council.

I would be grateful if the above concerns and those of both of the Central Beds councillors, the Town Council and the 671 residents who have objected to this application could be considered.

Yours sincerely,

Richard Fuller MP  
Member of Parliament for North East Bedfordshire



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Planning Department  
Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
Beds  
SG17 5TQ

By email

18<sup>th</sup> February 2020

Dear Sir/Madam,

Re: CB/19/04009/FULL - Land to South of The Ridgeway Potton SG19 2PS

I have been contacted by a number of constituents who have several significant concerns about the above planning application. I share their concerns and I wish to object to the application on the following grounds:

- 1) Potton has a Neighbourhood Plan which supports medium scale developments of between 50 and 500 dwellings up to 2035. The Plan makes clear that "an even rate of growth will allow necessary infrastructure changes to keep pace with the housing growth" but despite that, this application, if granted, would result in 555 dwellings therefore already exceeding the rate of growth envisaged in the Plan.
- 2) This application should be considered in the context that planning consent has recently been granted for 85 properties on an adjoining site – Biggleswade Road West. The impact of two applications providing for 185 properties should be considered as a whole and not in isolation.
- 3) Potton Town Council has demonstrated that there are concerns about access to the site and further concerns about the transport assessment for the site. They have also referred to their concerns about the Parking Assessment and the lack of consideration given to the potential safety concerns about the vehicular access to the site. Constituents who live in The Ridgeway (a cul-de-sac) will be seriously affected by through traffic to this new site. Residents of the Ridgeway and other properties use The Ridgeway as off-road parking. The road will become extremely congested if the application is granted and this serves to add to the safety concerns which constituents have raised in response to this application.



- 4) I would also draw attention to the Green Travel Plan which contains several factual inaccuracies, including references to Houghton Regis, the details of which are referred to in Potton Town Council's email of the 9<sup>th</sup> January.
- 5) In relation to environmental considerations, constituents have advised me of the impact that this application would have on the local wildlife in evidence at the site and the removal of trees in the open space. Central Beds Council's Trees and Landscape Officer states: "I do not recall any pre application advice being asked for on this site, had there been then we would have required an Arboricultural Impact Assessment (AIA) to be supplied as part of any full application based on "BS5837 2012 Trees in relation to Design, Demolition and Construction"". "

In view of the understandable concerns which have been expressed by my constituents and the concerns of Potton Town Council, I would ask that their concerns, as well as those set out in this letter, are considered when this application is determined.

Yours faithfully,

A handwritten signature in cursive script that reads "Richard Fuller".

Richard Fuller MP  
Member of Parliament for North East Bedfordshire  
Tel: 01767 313385