

INCOMING EMAIL

From: Colette Kirk
 To: Colette Kirk
 Date: 09/03/2021 13:26:09
 Subject: FW: Comment on application 5/2020/3022 Burston nurseries

From: Phil Wadey [mailto:phil.wadey@talktalk.net]
Sent: 28 February 2021 14:19
To: planningcomments <planningcomments@stalbands.gov.uk>
Subject: Comment on application 5/2020/3022 Burston nurseries

Dear Sir/Madam,

Support for the plans in application 5/2020/3022 at Burston nurseries

The Patchetts Green Bridleways Trust's core area includes the parish of St Stephen. We have over a hundred registered supporters and generally only make comments on planning proposals that would affect local riding facilities.

The application site includes part of bridleway St Stephen 3. In recent years the landowner has added extra width to the is bridleway and last year there was an agreement to widen a further section and extend it to Mayflower Road. The Trust, on behalf of local riders, is very grateful for these actions.

The planning application would further improve the bridleway provision here. The Travel Plan document, at section 3.2.3 commits to the creation of a bridleway along the southern edge of the site and on to Lye Lane. The provision of this route would be a major improvement for riders, and by extension cyclists (as bicycles can use bridleways by virtue of the Countryside Act 1968). It provides a way of getting from bridleway 3 to Lye Lane without using the verge of the A405. We would strongly commend this to the planning committee.

In addition, we note that the planned entrance to the site appears to make provision for a light-controlled (Pegasus) crossing of the A405, so rejoining bridleway 3 and bridleway 3A which were severed by the A405.

The protection and enhancement of bridleways is part of the saved policy 97 of the local plan, and is also part of the Watling Chase Community Forest plan, which is material under saved policy 143A.

We ask that all steps needed to dedicate the bridleway on the part of the developer be made the subject of a s.106 agreement (as has been offered) with a requirement that it be completed before the first unit is occupied. That would either be an express dedication (can be unilateral by the landowner) or getting the developers signature on the public path creation agreement with the county council.

Yours faithfully,

Phil Wadey (Dr)
 Hon Secretary
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