

16 April 2013

Ian Manktelow
Team Leader- Planning Policy
WDC



Dear Mr Manktelow,

Delivery and Site Allocation Plan- Link Road Portlands Site Marlow

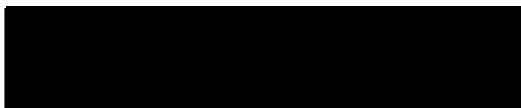
I strongly object the proposal to exclude the requirement for the current Malthouse Way link road from exiting onto West Street for the following reasons:-

- The link road has been in the District plans for nearly 20 years, half the road was built 14 years ago and there is no evidence that the reason for its need have changed.
- The current Planning Brief for the Portlands site states that it could accommodate 80 dwellings and that the traffic flow would be shared between the north and south exits of the link road. With the proposed changes all the traffic to and from the site will join in Pound Lane and add even more congestion at the twin roundabouts at the south end of the High Street and even worse more traffic using the High Street in the northerly direction.
- John Lewis, who own the Portlands site, have requested this proposed change as they see a significant commercial gain as the site could well accommodate up to 120 dwellings adding 50% more to the problems outlined above.
- No changes to a 20-year-old plan should be made at the request of a developer for their own commercial gain at the expense of the town.
- This proposal would also allow the vehicle 'rat runs through other roads in the area, in particular Harwood Road to increase to the detriment of the homeowners. None of these roads used as 'rat run' were built to take the current level of use.

- The local area surrounding the Portlands site cannot take the expected overflow of car parking from the increase in the density of the site plus the planned Comland's development in Pound lane, which loses some 30+ parking spaces to the town.
- The proposed change does not take into account the current needs being identified in the Marlow Traffic and Parking Study current being undertaken by WDC and BCC.
- The homeowners on the Brewery Estate all bought into the scheme of having a link road passing through the estate with its north and south exits and paid for it in their purchase prices. The proposed change would make it very difficult for residents of Barley Way to access Malthouse Way and Pound Lane. The people campaigning for this change do not live in this vicinity.
- The original proposal for the link road and the developments on the Portland site went through major consultation processes. This change has not had any consultation prior to the original publication of the Delivery and Site Allocation Plan. It was subsequently introduced after the consultation had been completed.

In summary this change should not be made, as it will not allow for the future development of the Town for the benefit of the residents, the visitors and the commercial viability.

Yours sincerely



S.J. Savidge (Mrs)

