

Ian Manktelow  
Team Leader- Planning Policy  
WDC

16<sup>th</sup> April 2013

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 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 6 houses to the rear of the Little Stone House in the High Street, plus the loss of the parking of 16 car parking spaces currently being used in Malthouse Way, the

half of the link road already built that will have parking restrictions when the Portland site is developed. This excludes any overflow from the Portland development that will inevitably happen.

- The proposed change does not take into account the current needs being identified in the Marlow Traffic and Parking Study promised to be 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. In addition the Portlands Site Planning Brief was taken into account when purchasing. The proposed change would make it very difficult for residents of Barley Way to access Malthouse Way and Pound Lane.
- The homeowners most effected by the proposed change were not informed and the proposal, which if implemented, would totally invalidate the Portland Site Planning Brief that is still a formal WDC planning document prepared after a long period of consultation. Therefore they had no opportunity to comment. Neither members of the Marlow Group or the person campaigning for this change do not live in this vicinity.
- The original proposal for the link road went through major consultation processes both in the planning of the Brewery Development and the Planning Brief for the Portlands Site. This change has not had any consultation prior to the original publication of the Delivery and Site Allocation Plan as was introduced after the consultation had been completed contrary to the normal planning process. This was at the sole request from John Lewis. The public were not advised or the owners of the Brewery Development and therefore had no opportunity to respond.
- Since there have never been any definitive plans for the link road it should stay in place in the plan until such times that the detailed plans for the development of the Portlands site either as a supermarket or for housing are submitted by either John Lewis or a developer. At this time the full consultation process can then take place in the light of current and future needs of the site and the town.

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 or the local commercial viability.

Yours sincerely,

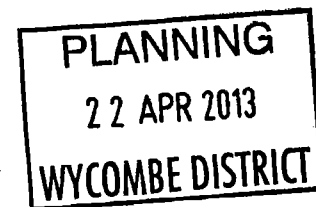
R.B.Savidge

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