



Streatley Parish Council Newsletter

Serving Streatley,
Sharpenhoe &
Bushmead

ISSUE 50
March 2013

PROPOSED DEVELOPMENT NORTH OF LUTON

Your Parish Council continues to object to Central Bedfordshire Council's (CBC's) plans for large-scale housing development on green belt and green space land between Luton and Streatley. We have responded to CBC's latest consultation in the following terms.

The law says that in order to succeed at a Public Inquiry a plan has to be 'deliverable'. CBC's plan is not deliverable because it is unaffordable. They appear to believe that developers will somehow pay for the crucial infrastructure improvements, but their figures do not add up. There is a funding gap of £1 billion.

The most developers will have to pay is £165 million. If they are forced to pay more it can only be at the expense of reduced affordable housing. Yet CBC's plan states explicitly how many such homes the development should contain. If they do not amend the plan accordingly it is unlikely to be passed by the Secretary of State.

The proposed site is largely on green belt land. The purpose of the green belt is to provide a buffer between existing settlements. If CBC's proposals go ahead, over time Streatley village could well be absorbed into a sprawling Luton where the Parish is no longer at its edge.

CBC's original plan included a dual carriageway to link the M1 to the A6, with a junction near Keech Hospice. CBC said the dual carriageway would divert traffic away from villages, including Streatley, which are currently rat runs for traffic travelling between the M1 and A6. They also said a dual carriageway was vital to accommodate the additional traffic generated by the planned 4,000 new homes.

Now CBC have concluded a dual carriageway would be unaffordable - a fact pointed out to them by your Parish Council last year - and downgraded it to a minor road cutting through the new estate. We believe this will do little to reduce increased congestion and major delays along the A6 towards Luton, especially at peak times, as we said in our objection last summer. And CBC's original 'sweetener' of potentially reduced cross-country traffic coming through Streatley will not be delivered; long-distance traffic will not want to avoid the villages merely in order to use a minor road that will be congested from day one.

You can read our full objections, both that submitted last summer and that lodged in February this year, on our website - streatley.bedsparishes.gov.uk. Click on Central Bedfordshire Council - Development Strategy, then follow the links.

PARISH SIGN AND WAR MEMORIAL

Details are being finalised for a Parish sign to be erected on the grass area near the Chequers pub in Sharpenhoe Road opposite the Church Road junction in Streatley. Plans to install nearby a memorial to the fallen of all British conflicts are also well underway.

DOG CONTROL

Please remember that it is especially important to keep dogs under control around livestock at this time of year. On 25 January a Siberian husky got in among sheep in Streatley and ran them around for possibly as long as two hours. One died soon after the owner had retrieved her dog, and another which had a broken leg had to be destroyed the following morning.



A WORD OF THANKS

On behalf of all those who have benefited from their efforts, the Council would like to thank two men who have contributed to the wellbeing of people living within the Parish. After 13 years service as a trustee of the Streatley & Sharpenhoe Consolidated Charities, many of them as its Chairman, Paul Davies has retired from the role. Derek Helps has also retired, having served for eight years as a councillor. Best wishes to them both.

YOUR COMMUNITY NEEDS YOU

The Council is short of members, and is keen to recruit more residents with an interest in contributing to the life of the community and the energy to devote a little time to improving various aspects of the area in which we live. Requirements are that councillors must be over 21 and electors within the Parish. Whilst we would be delighted to hear from anyone who feels they might like to be involved, there is currently no councillor living in either Bushmead or Sharpenhoe and it would be good to have those parts of the Parish represented. Although important and requiring a degree of dedication, councillors' duties need not be onerous and some training is available. If you would like to apply or find out more please contact the Parish Clerk. Deadline for applications - 15 April 2013.

Your Parish Councillors:

Chair of the Council
Cllr Lynne Hammond
12 Stanley Road
Streatley
01582 881908

Vice Chairman of the Council
Cllr Richard Roe
237 Sharpenhoe Road
Streatley
01582 881042

Cllr Geoffrey Farr MBE
8 Churchill Close
Streatley
01582 881891

Cllr John Farrent
2 Stanley Road
Streatley
01582 881662

Cllr Lesley Lodge
62 Sharpenhoe Road
Streatley
01582 881673

Cllr Ian Ormiston
261 Sharpenhoe Road
Streatley
07768 418749

The Parish Clerk

Mr Darryl Denyer
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NEXT MEETING: Monday 11 March 2013 at 7.30pm at the Streatley Village Hall.—to be followed immediately by the Annual Parish Meeting
All local electors and members of the press are welcome to attend.