

- 1) The development was not considered suitable for many reasons in the approved Vale of Aylesbury plan and Bucks are not short of their housing targets to enable a windfall development of this size and nature. The reasons the site is unsuitable remain the same.
- 2) The site is remote and, although a bus service is proposed, most dwellings will use cars, many more than one. This will create an unacceptable additional traffic volume through both Gubblecote and Marsworth village itself passing over a narrow humpback bridge and past a primary school where congestion occurs regularly. The humpback bridge is under consideration for downgrading to 7.5tonnes which would limit commercial traffic to/from the site.
- 3) The proposed widening of the road outwards towards Gubblecote to 6 metres with a 2 metre footpath seems impossible given the narrowness of the lane currently.
- 4) The road between Long Marston and Tring, passing through Gubblecote, has no pedestrian footpath and is dangerously narrow for such an additional volume of pedestrians and cyclists as proposed.
- 5) Similar sized housing developments in this area of Bucks have proposed facilities such as pubs, schools, employment hubs and shops but none have ever materialised, and these cannot be guaranteed by the applicant, nor can the proposed bus service.
- 6) The site is far more than the stated 20 minutes from most essential local facilities for pedestrians and cyclists. Banks, Doctors' Surgeries, and Supermarkets are all miles away.
- 7) There are no mitigation measures to protect the Chiltern Beechwoods SAC from the additional population which would arise.
- 8) The proposal suggests Tring school would handle children of secondary age, which is highly improbable given the size of additional developments occurring around Tring which Herts will need to prioritise over Bucks children.
- 9) 2 previous large scale developments have been refused, including 1 at appeal, for reasons which should apply equally to this proposed development.
- 10) The site has been subject to continuous violations of planning regulations to the detriment of local people and the applicant should be disadvantaged accordingly.
- 11) Marsworth Parish Council and Tring Rural Parish Council have jointly arranged the attached report which addresses transport and highways matters more thoroughly.

In the unlikely event that Bucks CC approves this application we make the following representations:

- a) That the proposed facilities by way of shop, school, employment hub, and bus service are made legally binding.
- b) That the road widening towards Gubblecote is carried out completely before site construction or demolition commences
- c) That 2 separate access roads are put into the site to reduce congestion
- d) That a reasonable time limit for completion of total site build is put in place to limit the disruption to the locality from construction activity
- e) That additional signage preventing heavy goods vehicles from using the Red Lion bridge is put in place

- f) That no attempt is made to separate out the site from Marsworth Parish and village, as suggested by the applicant

In the likely event that this application is refused and it goes to appeal, then Bucks must insist all parties have much more time to prepare a thorough case against the appeal.