

11th February 2022

High Street, Arlesey - online public consultation

I am writing on behalf of Taylor Wimpey to invite you to take part in an online public consultation for a new development off High Street, Arlesey. Outline planning permission for up to 80 homes was granted by Central Bedfordshire Council in April 2021.

Our proposed development will comprise up to 75 new homes lying to the north east of Luton, and west of the A1. Our proposals include a mix of apartments, terraced, semi-detached and detached properties, plus a new area of public green space for both residents and locals to enjoy. The development will also include 26 affordable homes.

Sharing our proposals with the local community is a vital stage in the development process. As a key local stakeholder, I am writing to you to invite you to take part in our online consultation to learn more about our proposed designs for the development.

The consultation will run from 5pm on Monday 14th February 2022 until midnight on Monday 21st February 2022. You will be able to see the latest plans at www.taylorwimpey.co.uk/arlesey and provide us with your valuable feedback ahead of the submission of a reserved matters planning application.

I hope that you will be able to attend the consultation. If you have any questions in the meantime, please feel free to contact me using the details below. If you would like to email the project team, our address is arlesey@taylorwimpey-pr.co.uk.

Yours sincerely,

~~Emma Walton~~

Senior Planning Manager
Taylor Wimpey South Midlands
Emma.Walton@taylorwimpey.com

On Mon, 14 Feb 2022, at 4:54 PM, [REDACTED]

To Whom it may concern,

I write with regards to the new Taylor Wimpey development in Arlesey.

Firstly, it appears the link on Taylor Wimpey's website is broken and as a result, although the consultation has opened it is impossible to view the information for some people.

Secondly, I would like to voice concern over the planned exit point for the new 75 houses. This is once again being placed straight onto the High Street which is already treacherous and busy at the best of times. There are often issues with sheer weight of traffic and many large vehicles passing through. It would be exceptionally irresponsible to allow this development one exit onto an already struggling infrastructure which will pose a danger for pedestrians as well as drivers. Was there not promise of a relief road prior to any more significant developments?

The information I have been able to access seems to suggest there would be new amenities within this development. On closer inspection, the new amenity is green space, which is fairly ironic as it is taking the place of open green space. This is not a new amenity. Arlesey needs services such as GP spaces, dentist spaces, and possibly with the continuing builds school places. Central Beds and developers seem unable to consider the actual needs of the population at present and instead just look to more houses. This is not solving an issue this is instead creating greater issues. This has already been seen in neighbouring villages where children can no longer access a catchment school, will this soon also happen in Arlesey?

As a concerned resident of Arlesey I believe these plans should seriously be reconsidered.

Yours Faithfully

[REDACTED]

From: [REDACTED]
Sent: 14 February 2022 13:28
To: Clerk | Arlesey Town Council
Subject: Arlesey Town Council

From: [REDACTED]
Subject: Rose Cottages Development of 75 to 80 New Homes

Message Body:

To the Councillors.

I refer to the Planning Application by Taylor Wimpy Homes.

I found in the Comet online paper reference to the above for Rose Cottages High Street. The article reads that these new 'additional properties' were given by Central Bedfordshire Council 'Outline Planning Permission' in April last year. Having raised the matter with local residents it seems that none of the residents were informed about the plans. Reading the flippant article residents have been given one week from to voice any concerns or objections. This is totally unacceptable, the local Councillors should be ashamed of them selves for not raising the development with door to door letters or mentions in the local news feeds to allow residents time to object! Residents were lead to believe that any further developments of the Arlesey Cross plans builds were meant to have access from the new feeder road. This does not seem the case of this development. Thus allowing contractors lorries and new homes access off the already clogged High Street. Putting lives at risk yet again. When is this Council going to take responsibility for the total shambolic approach to these greedy developers. Your in disgust H [REDACTED]

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This e-mail was sent from Arlesey Town Council (<https://arlesey-tc.gov.uk>)