

Summary Proof

**In relation to Transport and Works Act 1992: Application for the proposed
Network Rail (East West Rail Bicester to Bedford Improvements)
order**

Objection References: OBJ/228, OBJ/229, OBJ/230 and OBJ/231

**Land off Great Horwood Road, Winslow, Buckinghamshire
Objection by Gladman Developments Ltd**

February 2019



1 SUMMARY TO PROOF OF EVIDENCE

1.1 Qualifications

1.1.1 I am Laura Anne Tilston. I hold a Master's degree in Town and Country Planning from the University of Sheffield and I am a Member of the Royal Town Planning Institute. I am employed as a Planning Director by Gladman Developments Ltd.

1.2 Context

1.2.1 This Proof of Evidence is submitted by Gladman Developments Ltd (the Appellant) and relates to our objection to the Transport and Works Act 1992: Application for the proposed Network Rail (East West Rail Bicester to Bedford Improvements) Order (TWAO).

1.2.2 Our objection on behalf of the interested parties is in relation to the compulsory purchase of, and of rights in, and rights to use land within the ownership of Mrs Spooner, Messer's Spooner and GW Fox Ltd.

1.3 Promotion of the site

1.3.1 The site has been promoted by the Appellant to Aylesbury Vale District Council (AVDC) for residential development and this has resulted in AVDC allocating the site for up to 585 dwellings within the emerging VALP document as allocation WIN-001.

1.3.2 The Inspector's Interim Findings (29th August 2018) concluded that whilst there is additional work for the Council to undertake on the plan, he has stated that he considers it is capable of being made sound and subsequently adopted. It is therefore understood that land, south of the brook and covered by the order, will be allocated for residential development upon adoption of the plan.

1.3.3 A planning application for residential development was submitted September 2018. The application is for 235 dwellings and includes land on plan sheet number 25, numbered 0670, 0677, 0677a, 0683 and 0683a.

1.4 Consultation with Network Rail

1.4.1 The Appellant responded to each of the three consultation documents that was published between September 2015 and January 2018. Throughout we have sought early and continued liaison with Network Rail.

1.4.2 Three meetings were held with Network Rail between March 2015 and December 2017.

- 1.4.3 Upon Publication of the TWAO it became clear that the land included within the order differed from that included within the previous consultations.

1.5 Objection

- 1.5.1 None of the grounds of objection oppose the scheme in principle, nor do they object to the proposed alignment. The objections are to the compulsory purchase of land, none of which will form part of the route alignment if the scheme is implemented. The proposed land take, to which objection is made, is sought to be justified on the basis of access, environmental mitigation and flood storage.
- 1.5.2 I object to the Ecological mitigation areas due to a lack of information regarding the need for these areas and their proposed use. I have received some additional information regarding Ecology but still have some concerns which are outlined in Dr Simpson's Proof. I consider that the information provided still fails to justify the need to include this mitigation on land which is proposed for housing.
- 1.5.3 I object to the Compensatory flood storage areas due to a lack of information regarding the need for these areas and their proposed use. Whilst I have received additional information, I consider that further information is required to fully prove that the compensation area is required in the location and to the size it is shown. Mr Whittingham's Proof outlines the concerns.
- 1.5.4 I object to the proposed access route currently shown in the TWAO due to the lack of information provided to justify the alignment of the route and the lack of consultation on the proposals.

1.6 Public Benefit

- 1.6.1 There is a significant public benefit in bring forward the land covered by the TWAO as a housing allocation in line with the Aylesbury Vale Local Plan. Bringing forward the site for housing will help assist AVDC in meeting their identified housing need which will in turn assist the Government in solving the National Housing Crisis.
- 1.6.2 The provision of affordable housing on site will greatly benefit families currently on the housing list who are waiting for a home.

1.7 Conclusion

- 1.7.1 Whilst I currently object to the TWAO proposals in relation to Ecology, Flood Mitigation, Access and lack of consultation I welcome the opportunity we have had to discuss these objections with the EWRA and their consultants and I will continue to try and reach agreement with the EWRA and set this out in a statement of common ground.