

FURTHO DEVELOPMENT
OBJECTION GROUP

Furtho Pit Development
update
Cosgrove Village Hall
17th May - 7 pm

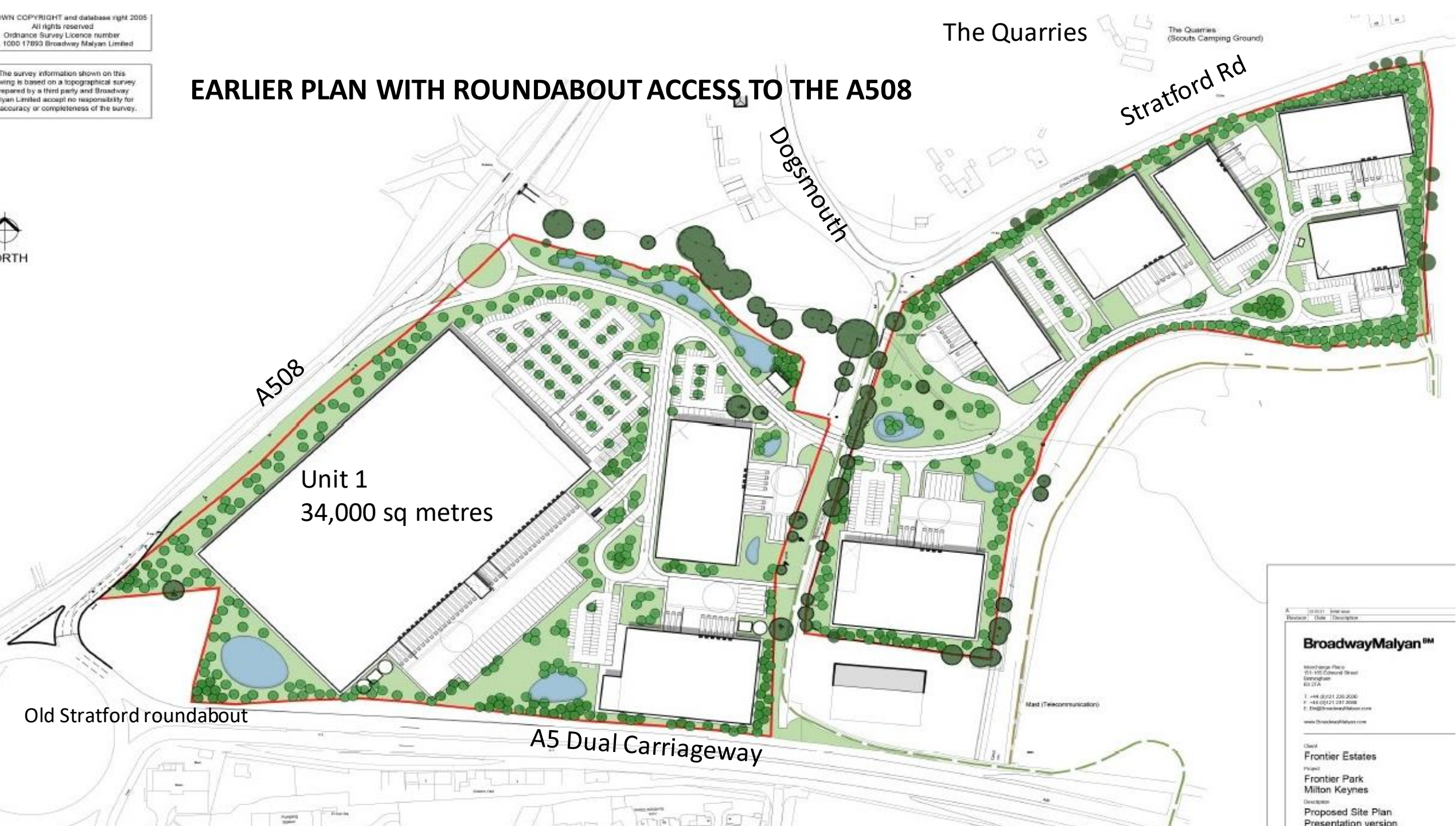


Furtho Pit Proposed Development

- Are we all aware of the development?
- Warehouse Development between Old Stratford and Cosgrove – not just Furtho Pit but two further grazing meadows
- 750,000 sq ft plus, 9 warehouses, the largest 5 storeys high
- Potentially 3000 truck movements a day – 96 loading bays x 1 delivery p/h (2 movements) x 24h = 4608
- 87 loading bay waiting spaces
- 847 car parking spaces
- A new traffic light T junction 350 metres from roundabout



EARLIER PLAN WITH ROUNDABOUT ACCESS TO THE A508



Revision	Date	Description
1	10/01/11	Initial Issue

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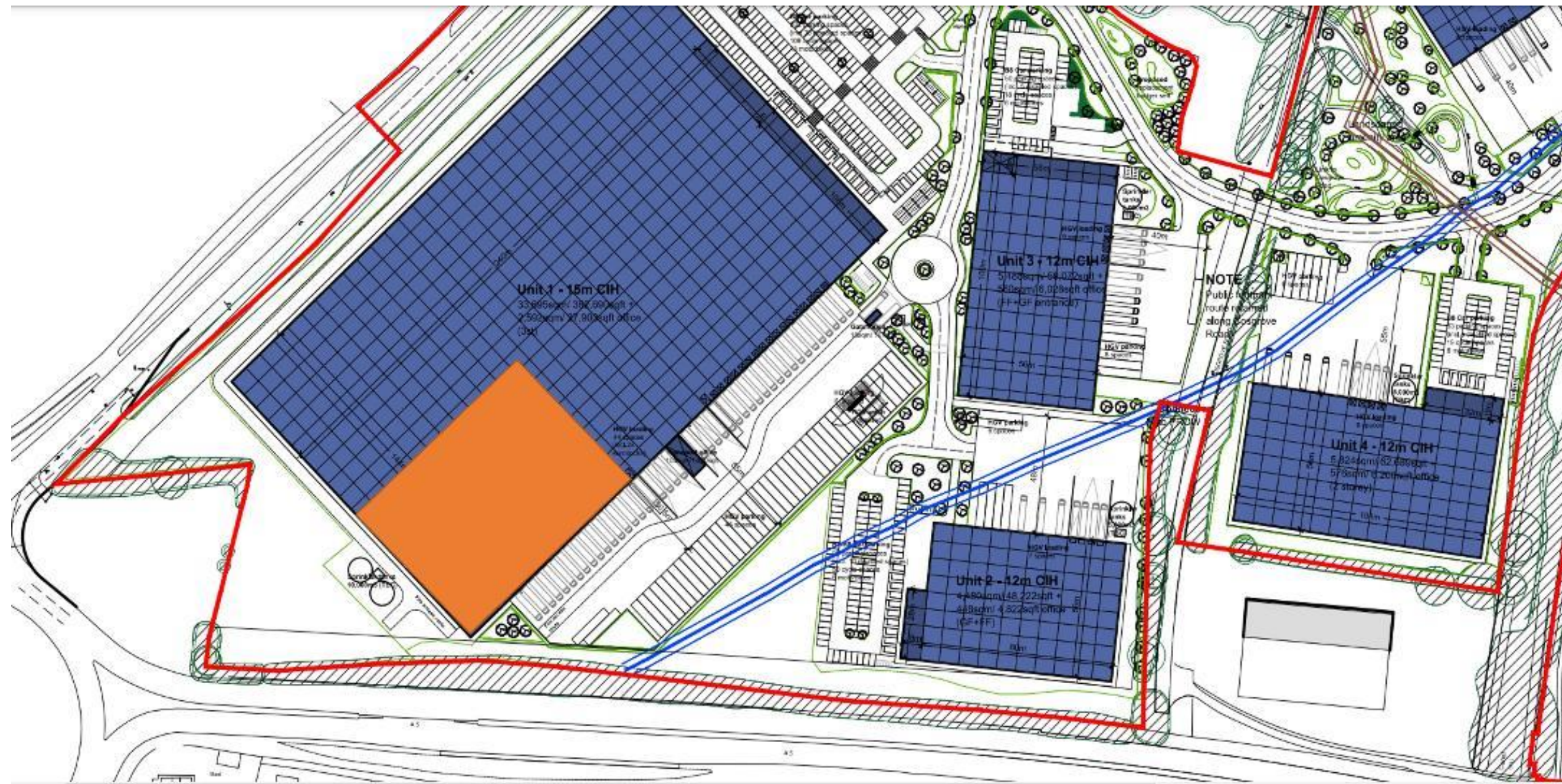
Client:
Frontier Estates

Project:
Frontier Park

Location:
Milton Keynes

Description:
Proposed Site Plan

Presentation version




Where are we?

- Currently paused and going to WNC planning meeting for approval – no date fixed
- Comments and objections are still being accepted until it closes



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What stage?

- Developers have asked WNC to take it to committee - why!!??
 - Objections from Environment Agency, Highways, Canal & River Trust, not resolved
- 
- A series of four yellow curved dashes are located in the bottom right corner of the slide.

Environment Agency

- Issues around flooding
 - Dogsmouth Brook regular flooding at the Old Stratford/Cosgrove Rd corner
 - SNC/WNC have designated the area a Flood Zone

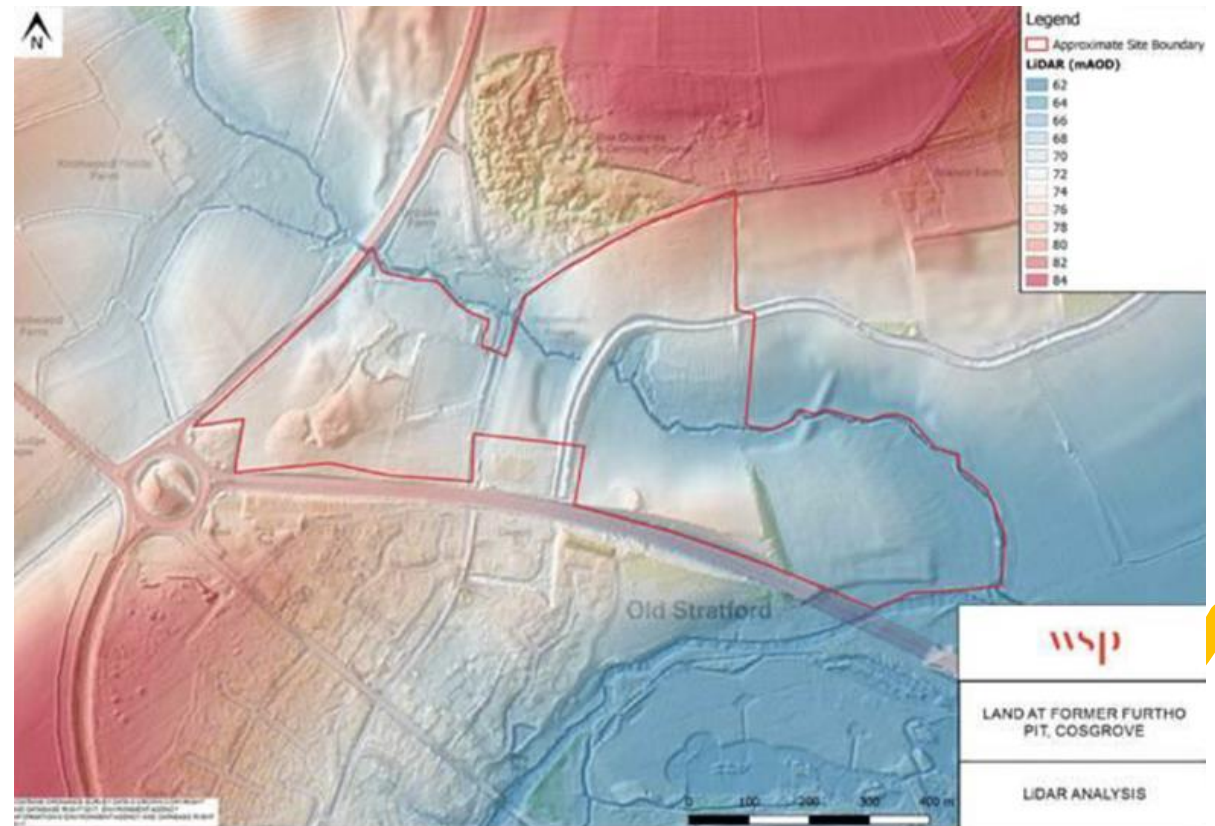


Image 10: LiDAR Analysis, Land at Former Furtho Pit, Cosgrove

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Environment Agency

- Issues around flooding
 - The development will concrete over 750,000sq ft of soakaway plus the roads and car parks
 - The developers want to increase the size of this little culvert...



Buckingham Arm Culvert

Buckingham Arm Culvert: Currently 4' 6" –
they want to increase it to 24' 7" (7.5m)



...it's the reason why the Dogsmouth Brook
floods the site

This is our
Friend





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Canal & River Trust

- 'Appropriate control/remedial measures to prevent the accumulation of water behind the existing embankment'
- 'The revisions to the culvert under the Stratford Arm of the Grand Union canal are of particular concern to the Trust'
- 'Its not clear why the upstream culvert under the road will still be significantly larger than the proposed canal culvert'

- Anne Denby, Canal and River Trust



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- A large, solid orange circle is positioned on the left side of the slide, partially cut off by the edge.
- The Environment Agency say the culvert cannot be scaled up – it holds back water from escaping too fast into the Ouse
 - That would exaggerate the flooding in Stony and downstream in Newport Pagnell
- 
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The Country Park: Myth Busting

- Proposed 'Attenuation ponds' will have water in them all year. Will they have the capacity to take excess water?
- And whilst we are at it...
 - The Country Park is already a green space!





The Country Park: Myth Busting

- No suggestion of how the lakes will be watered
- There is no parking
- Access - by foot over foot the bridge
- No one identified to take on the management
- If the water comes from the Dogsmouth – it can be polluted!



Highways

- National Highways seem to be softening their stance – not interested in the additional traffic on the A508 – as if it wont affect the roundabout!

'While we acknowledge your concern, it is to be noted that the A508 is not part of the SRN'

- A508 is the responsibility of WNC Highways - No feedback received!


Highways

We would like their response to the questions we have raised regarding:

- The relevance of data collected in Roade – in March last year when there was severe traffic interruption due to the Gateway
- When there was 4000 less vehicle movements a week due to Cosgrove Park being closed
- When traffic was still low due to Covid restrictions
- Also
 - Impact on traffic flows of a new traffic light junction 350m from the roundabout
 - Additional traffic from the Railhead Gateway with no fixed date for the railhead
 - Traffic from new warehouse developments at Towcester/South MK not considered



Highways

- We will press them on data collection throughout the year
 - Remind them that the roundabout is already over capacity
 - Ask for consideration of traffic generated by other developments
- 

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Case Study

- Amazon development on M62 rejected in March
 - Wrong development in the wrong place
 - 2000 objections – that is our objective



Stop3000TrucksHere.org



ACT NOW • New Road Junction with Lights • 9 Warehouses • 750,000 sq ft

- Banner for Old Stratford roundabout
- Appealing to drivers that use the roundabout

Stop3000Trucks.org

ACT NOW • A5/A508 Roundabout • 9 Warehouses • 750,000 sq ft

- Banners and other material

- 
- This will drive people to the website
www.stop3000trucks.org
 - Today we also launch a new facebook page
- 

The strategy

The website will drive viewers to the WNC planning objection page with a single click

Stop3000Trucks

ACT NOW • A5/A508 Roundabout • 9 Warehouses • 750,000 sq ft

WE NEED YOUR SUPPORT: Object/Comment on Planning Application at West Northants Council


The Wrong Development in the Wrong Place

'Quite extraordinarily incongruous to its location and threatens significant impacts on the landscape'
Environmental Consultant
Dominic Woodfield CEcol, CEnv, MCIEEM


We need your help to stop the A5/A508 junction Warehouse Development leading to massive traffic issues in an already congested area

- A new traffic lighted T junction is planned on the A508 350m from the roundabout
- Approx 93 loading bays could generate 3000 truck movements PER DAY on the A508/A5
- 600 carpark spaces will make congestion even worse
- WNC have given go ahead to the M1 J15 Northampton Rail freight Gateway to operate for an indeterminate time without a railhead!
- 750,000 plus sq ft development of 9 warehouses, 5 stories high and adjacent to the Old Stratford roundabout.
- Massive loss of soakaway in a WNC Flood zone leading to more flooding in Stony Stratford and downstream in Newport Pagnell
- Destruction of wildlife habitat
- Light and noise pollution seriously affecting residents only 60 metres away, who overlook green fields
- County Park bribe. A County Park where there are already open fields! Issues – No one to manage, nowhere to park, balancing ponds should be on the development side of the Buckingham Arm Canal

This 750,000 sq ft plus industrial estate was signed off in the councils Local Plan Part 2, together with 4 others during lockdown, and without the knowledge of local residents. Rather than simply allowing the developers and WNC to successfully create another 'concrete warehouse eyesore' on a Greenfield site, **you can make a difference by objecting**

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Thank you for your time
We appreciate it

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Q & A

‘Quite extraordinarily incongruous to its location and threatens significant impacts on landscape’

Environmental Consultant, Dominic Woodfield, CEcol, CEnv, MCIEEM

