

Richard Choppin

Ref:20040793

## **Response to 8.175 APPLICANT'S RESPONSE TO DEADLINE 7 SUBMISSIONS**

Main concerns is that the ROS will not provide inclusive access.

Submission also queries the rights of ways identified in the Rights of Way Plans.

Luton Rising's response:

*The GHP planning permission includes a new play area, skate park and reconditioned pavilion adjacent to existing car park as well as a network of surfaced paths in the existing WVP. The area of WVP that is to be removed does not provide inclusive access currently. The ROS will provide new footpaths and surfaced routes. Inclusive design and access for all will be key to the detailed design to meet Requirement 9 of the DCO.*

### **My response:**

How will surfaced paths help people who are unable to walk very far visit the Replacement Open Space? Unless the Applicants intention is to force those that do into a wheelchair with an assistant. A new car park in the Replacement Open Space is what is needed.

Luton Rising's response:

*With regard the Rights of Ways Plans, these were based upon the definitive rights of way map. See Table 2.4 of this document for a detailed response from the Applicant on any "rights" over the Replacement Open Space.*

### **My Response:**

The Applicant seeks to hide behind its owners incompetence, however any plans drawn by the Applicant should have been checked physically via a site visit, and not to do so, is incompetence as well.

I am unsure why the Applicant is referring me to table 2.4, but to do so is hypocrisy. At no point in any of my submissions have I made any suggestion of having "rights" over the replacement land, I don't hold a view on it.

**Can the Applicant answer the question as to why it has placed 3 Private Land signs within Wigmore Valley Park boundary effectively closing the park?** This is the 3rd submission in which I have asked now, despite providing land plans, clearly showing there locations within the Wigmore Park boundary, it seems the Applicant doesn't wish to own up to a mistake!

For clarity, on the morning of the 25th May 2023 the ExA carried out an unaccompanied site visit providing the following commentary and tracked map clearly showing the route and position of the bridleway/footpath wholly within Wigmore Park:

"The ExA then walked northwards through the Valley Park Orchard passing the allotments and onto Eaton Green Road to join onto Footpath FP29. The ExA followed the route of FP29 to the County Wildlife site passing through the area of woodland noting that this is proposed to be removed to accommodate the proposed development. The ExA stopped to observe the existing fire training ground and planes both departing and arriving and continued onto footpaths BW28 of plane take off and landing on the noise environment in Wigmore Park."



Applicants land extends to the field edge only, no evidence of any Public Right of Way as marked on the Applicants Rights of Way maps. The bridleway is wholly within Wigmore Valley Park.



All Private Land signs illegally attached to Hertfordshire Highway Authority structures are currently on their work programme for removal.