



Luton LAF advice on SUO9407152 - stopping up of paths in Wandon Park Development

To: National Transport Casework Team, Department for Transport
Foxhall Homes
Highways Department, Luton Borough Council

At the Luton Local Access Forum (LAF) meeting on 12 December 2025, we discussed this application to stop up two paths, divert another path and potentially restrict other access for properties adjoining the park. As an Access Forum we are sorry to see any loss of access to open space in the Borough, but we understand the need to make changes to support the development of Wandon Park (19/01233/FUL) approved by the council in 2022.

We have two concerns about this order:

1. The current paths across Wandon Park are used by many children to walk to school. It is important that the future network of paths and streets will be safe and pleasant for walking.
2. The order as presented is unclear and its communication was poor, potentially restricting our ability as a LAF and the ability of local residents to provide feedback.

Walking to School

As a LAF we are keen to encourage children in walking to and from school. Local residents have surveyed how many children walk across the park to Putteridge Nursery, Putteridge Primary and Putteridge High School. There are two main routes and over 100 children use each of them:

1. From Wandon Close to Birling Drive (E to A): instead of walking across the park, children will in future use a pavement across the driveways of 10 houses. It's important that the design of the pavement and driveways takes account of significant pedestrian flows at peak times.
2. From Hayling Drive to Selsey Drive (C to B): In this case, pedestrians will have to cross the access road to the development to reach the path along the East side of the development. A safe pedestrian crossing point should be designed into the new road network.

The Order Process and the Order

1. This order was clearly something that the LAF should be consulted on, but we were only able to get the detailed order from a third party – we do not even



know if LBC got a copy of the draft order. Making local residents walk more than 2 miles to see a copy is also not good enough - documents should be accessible on-line.

2. The Schedule to the order is very clear about the access to be removed (all of it), but plan 1 doesn't show the full extent of current access and plan 2 does not show all the access that will be provided in fulfilment of the Planning Application (19/01233/FUL). There are 159 documents in that application and 5 subsequent applications. To assess future access, we need to know which document in these applications we should refer to.

Conclusion

We would like to see an updated plan showing the full range of access in the new development. Specifically:

1. Recommended routes for children walking to school, including safe road crossing points.
2. Which access will be Public Rights of Way (as opposed to Highways) and what the level of that access will be (footpath, bridleway etc).

Mamnun Khan

Chair, Luton Local Access Forum

What is the Luton Local Access Forum (LAF)?

The Countryside and Rights of Way Act 2000 places a duty on Highway Authorities for any area to establish a LAF for that area.

The main purpose of Luton LAF is to give advice on the improvement of public access in Luton for open-air recreation, responsible enjoyment and other related matters. The Luton LAF provides advice on access within the Luton Borough boundary and land outside Luton that is owned, managed or controlled by Luton.

Officers:

Chair: Mamnun Khan

Vice-chair: Louis Upton

Secretary: Sarah Smart