

Response ID ANON-13H4-7YYX-1

Submitted to **Melton Local Plan Pre-Submission Draft**
Submitted on **2016-12-12 13:06:42**

About you

1 What is your name?

Name:
Derek Fraser

2 What is your email address?

Email:
[REDACTED]

3 Are you responding as an individual, consultee, stakeholder or other?

Resident

If Consultee, Stakeholder, or Other, please give details here. :

4 Address

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5 Age

Please select your age:

[REDACTED]

Chapter 1: Introduction

1 CH1Q1: Do you consider that Chapter 1 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH1Q3: Please give details of why you consider Chapter 1 is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Chapter 1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH1Q4: Please set out what change(s) you consider necessary to make Chapter 1 legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make Chapter 1 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Chapter 4: Growing Melton Borough – The Spatial Strategy

1 CH4Q1: Do you consider that Chapter 4 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH4Q3: Please give details of why you consider Chapter 4 is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of Chapter 4 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH4Q4: Please set out what change(s) you consider necessary to make Chapter 4 legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make Chapter 4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy SS1 - Presumption in favour of Sustainable Development

1 CH4PSS1Q1: Do you consider that Policy SS1 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4PSS1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH4PSS1Q3: Please give details of why you consider Policy SS1 is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of Policy SS1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH4PSS1Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the Melton Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy SS4 – South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)

1 CH4SS4Q1: Do you consider that Policy SS4 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4SS4Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 3) Effective

3 CH4SS4Q3: Please give details of why you consider Policy SS4 is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of Policy SS4 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The policy document has not been positively prepared as it fails to make provision for the infrastructure, most noticeably a proper Melton bypass and increased town centre parking, to be built BEFORE houses are built. This failure means the plan will not be effective in making Melton a better or more attractive place to live. It will create an intolerable situation for southern residents around Burton Road, Kirby Lane, Sandy Lane and Dalby Road in particular with dramatically increased traffic flow on these roads. Section 4.4.4 states "The SSN will create improved connectivity to the town centre." How can this be possible when the three connecting roads are fully lined with houses and schools and there is no room for new roads? This statement is not positively prepared nor will it be effective. 1700 houses will generate a large volume of additional traffic trying to get into town along inadequate size roads. Additionally Sandy Lane feeds into the other two roads partially via Ankle Hill on which work is underway building houses very close to the road edge - so no chance to widen the road.

Our property, located at the junction of Sandy Lane and Kirby Lane, will be subjected to very much increased noise and exhaust gas pollution from what is likely to be a dramatic increase in traffic.

The plan is not properly prepared in respect to what happens to all the additional cars when they drive into town as no proper provision has been made to substantially increase the parking. [Please see Section EC5 for further comments and suggested changes to this issue]

Section C2 includes a parade of shops but only "up to 400 sq m" has been allocated. Even a small local convenience store in the UK has a typical size of over 250 sq m so this so called "parade of shops" will only be 3 or 4 small shops or a small convenience shop and one or two other small shops. The statements in 4.4.5 that "A new local centre will be provided which will provide local shops to serve the new residents and be a focal point for the new residential and business community" are clearly not true, certainly in terms of shops. Instead residents will need to travel to the town centre for most of their grocery and other shopping. To suggest as in T2D they will travel by bus is unrealistic. They do not now and they are unlikely to in future despite the claim in T2 "to achieve a modal shift away from private car use". Waiting 20 minutes for a bus then walking up to 400 metres to and from a bus stop is hardly likely to encourage those with bags of shopping to travel by bus.

The plan, particularly when combined with that planned for north Melton, creates urban sprawl rather than, as stated in 4.4.4 "The SSN will create an improved urban edge that respects the town's heritage". It will detract from the town heritage by significantly altering the character of what is currently a very pleasant small market town. Moreover, building on good farmland will increase the flood risk. Chapter 2.7.5 identifies that there is a "significant flood risk" in parts of Melton. Building a very large number of houses (1700) will increase this risk.

Section 4.4.3 also claims "The development will provide a mix of homes integrated with the major expansion of the successful Leicester Road Business Park providing an opportunity to live and work within the neighbourhood". Where is the evidence that a large proportion of the working residents of 1700 new homes will choose or be able to work in the relatively small Leicester Road Business park development? Suggesting people largely work where they live is to hark back to an era we left behind many years ago and is a further example of how this plan has not been properly prepared and will not be effective.

4 CH4SS4Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the Melton Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

The plans should clearly state that the north and south link roads and the connecting road - eastern relief road or whatever is, or may at some future date, be agreed - are built BEFORE the houses are built. At least this way the through traffic will be directed away from the town centre. If not, Melton will have the same volume of through traffic as now PLUS the additional traffic from residents driving into town from SSN and NSN.

A much larger provision for shops needs to be included if this development is to be a sustainable development. If not then virtually all the residents will have to travel at least 1 1/4 miles to town to shop. The plans therefore need to recognise that house owners are also car owners and will, by choice, prefer to travel by car - and need places to park their cars in town. Even if ALL the houses allocated for "affordable housing", 63% or 1070 houses will be owned by more affluent people who, based on current experience, often have at least 2 cars per household.

There is an alternative for the southern development - the old airfield. This is a brownfield site and many years ago a self sustaining community of at least 1000 houses was proposed. This was said to include all the necessary infrastructure including shops, schools, medical facilities etc. This would be a far better option than the current plan which will blight the homes of the many residents who look out on the fields at present - in our case a drop of 13% in value according to a Melton estate agent. The airfield also benefits from being located 110-120 metres above sea level, well above any potential risk from flooding.

Policy EC5 - Melton Mowbray Town Centre

1 CH6PEC5Q1: Do you consider that Policy EC5 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH6PEC5Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 3) Effective

3 CH6PEC5Q3: Please give details of why you consider Policy SS1 is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Melton Local Plan or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The statement that MMBC will "Make adequate provision for car parking where possible and appropriate." is not a properly prepared plan. Its absence means it will not be effective in making Melton a better place. Proper provision for significant new parking must be put in place at an early stage well before the large number of houses planned in NSN and SSN are built. It is already very difficult to find parking spaces at busy times and the new housing will make this a lot worse.

The Council wants to promote Melton town centre shopping but its proposals to increase bus and cycle use is highly unlikely to appeal to those carrying home bags of shopping. The SSN is located well over 1 mile from the town centre. While 37% of houses are "affordable" and may house residents less able to afford cars the other 63% are for more affluent residents who are likely, based on experience elsewhere, often to own two cars. Based on what happens at present, such residents will inevitably want to drive into town. In the absence of a substantial amount of additional parking space the frustration will be even more intense. This in turn is likely to cause residents to drive to other towns for their shopping.

4 CH6PEC5Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the Melton Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

A very early provision should be made to identify where additional car parking is to be provided. For instance one of the existing ground level car parks in the town centre could be converted to a multi-storey car park capable of holding a much larger number of cars. Although this would temporarily reduce existing parking space, once built it would have a much improved long term benefit.

Policies Maps

1 PMQ1: Do you consider that the Policies Maps are?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 PMQ2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 PMQ3: Please give details of why you consider that the Policy Maps are not legally compliant or unsound or fail to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Policy Maps or their compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 PMQ4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the Melton Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

5 PMQ5: Please indicate which Policy Maps your response relates to.

If multiple please indicate on separate lines for each. :

Examination

1 EXQ1: Can your representation seeking a change be considered by written representations or do you consider it necessary to participate at the oral part of the examination?

Written Representations

If you wish to speak at examination, please outline why you consider this to be necessary::

2 EXQ2: Moreover please indicate if you wish to continue to be involved in the Local Plan (Please tick appropriate boxes).

If you wish to be notified at the address/e-mail provided when the Melton Local Plan is submitted to the Secretary of State for Communities & Local Government, If you wish to be notified at the address/e-mail provided when the Inspector's Report is available to view, If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted, If you/your organisation wish to be included in future consultations on the Melton Local Plan

Acknowledgement

1 I understand the above statement and agree I have complied with its requirements

I agree