

Supplemental info/comments for beam proposal.

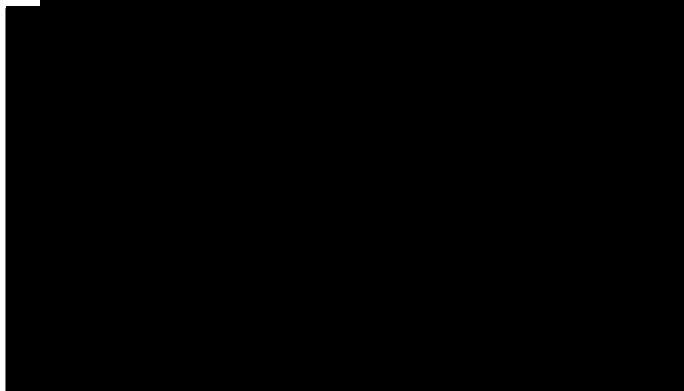
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Fw: URGENT :Representation for The Local Plan Resbmission Document



To Whom it May Concern.

Please add us into the representations (to be submitted by 19th December) made by the Gaddesby Community gr We re in total accord with their views and do not consider the Plan to be justified, effective or consistent with natio General and further Comments:

1. It is a misnomer to consider Gaddesby a rural hub due to inefficient employment access and high speed broadba better defined as a rural settlement. It is a dormitory or commuter village. It is not sustainable as a place of employ for the proposed 38% increase in housing without major changes to its infrastructure and spoliation of the rural an village.

Since April 2015 (MLPSRR), Gaddesby has inexplicably changed its status from 'rural supporter' to 'rural hub', thou qualifying stipulaions. Gaddesby does have a village hall and recently upgraded village school which will reach capa other amenities are a pub and a church, inadequate to support employment. As noted, the town is only served by t and schedule are not flexible enough for practical commuting to most employment centres. Provision of fibreoptic is currently required for good service. BT, who now monopolize the service, should be required to put this in place t service is further challenged through extending demand.

We feel the criteria for a hub should also include such facilities as a GP surgery, a Post office, food shop and newsag station.

2.-5: Housing Needs Survey vis. current permission, natural growth and percentages:

As members of the Gaddesby Community group we believe the proposed GADD2 and GADD3 developments to be j horse until and unless the 2017 housing needs survey deems this village to require such extensive new build in add houses and he 14 permitted dwellings for the yet unbuilt GADD1 site. The 38% increase would indisputably change

6. Highways: Traffic augmentation has not been assessed by the plan. The village already suffers from a yearly palpa heavy vehicles, speeding vehicles and difficulty in safe dropping off and collection of school children on Ashby Road parking on Main Street. At peak times all access points to the A607 are dangerous and difficult. Encouraging furthe village will increase the danger of accidents and wasted time from better economic use. Better to increase residenc walking or cycling distance to employment.

further comments;

re Chapter 7: Melton Borough's Environment-Protected and Enhanced: The Pre Submission Draft Plan neither resp environment nor the built heritage, interfering with pasture, hedgerow, ridge and furrow, historic church long view, lanes, possibly interfering with ecology of pond and stream, as well as increasing light, noise and traffic pollution a: and safety risk from traffic.

re Policy EN6 on Settlement character: 1.Harm would be done to the historic rural nature of the village with its gra over the historic ridge and furrow fields were GADD 2 to be realized. Art Historian Nicholas Pevsner singled out this and it should be protected as such.2. GADD3 would harm open area that contributes positively to the character of t entry from open country along a rural lane.

re EN8 Climate change and Policy EN11, Minimizing risk of flooding: In view of the clayey land at the site for both rejected as unsuitable in the SHLAA assessment-MBC/-16/13, what new assessment and provision is in place for inf viability of theses developments and the safety of the existing buildings? Appendix 1 of the Local Plan calls for mitg flooding at GADD2. There is no provision for upgrading the current antiquated waste water and sewage system. Gac overflows. Even with improved drainage for the proposed sites, what knock on effects would this have for current r homes be insurable and the Council able to rehouse displaced residents in case of flooding?

re policy EN9 and EN 10 Ensuring Energy efficiency, low carbon development and energy from renewable resourc increase in housing for a commuter dormitory village is inefficient with regard to transport. Better to develop more within Melton. Any new housing should be constructed with state of the art energy efficiency. There is no visual or geothermal energy.

signed,

Peter Wheeler

Merrill Wheeler



3 representations

- 1. Chapter 4 - section 4.2
- 2. Policy 11a - site GA002

3 Policy 11a - site GA003



**MELTON LOCAL PLAN – PRE SUBMISSION DRAFT
(NOVEMBER 2016)**

| |
|------------------------------|
| For official use only |
| Respondent Ref: |
| Date Received: 19.12.2016 |

Melton Borough Council proposes to submit the Melton Local Plan (MLP) to the Secretary of State of Communities and Local Government for independent examination. Before submitting the MLP, the Council is required to publish the document and invite the public to make representations on its 'soundness'. The MLP, once adopted will be the development plan for Melton Borough.

This form has two parts:

- Part A: Personal Details
- Parts B and C: Your representation(s).

When making representations, please use a separate Part B form for each policy or paragraph you wish to comment on. Before completing the form you should read the accompanying Guide to Making Representations. Please ensure that your representation relates to the correct test of soundness (details can be found in the Guide to Making Representations)

Completed forms should be returned to the address below no later than **Monday 19th December, 2016**. Representations received after this deadline will not be accepted.

Planning Policy Team
Regulatory Services
Melton Borough Council
Parkside, Station Approach
Melton Mowbray
Leicestershire
LE13 1GH

Alternatively, you can access this form on the Council's website <http://www.melton.gov.uk/localplan/site/index.php> and print it out or complete it electronically and e-mail your response to planningpolicy@melton.gov.uk
Representations can also be made via the Council's on-line consultation portal - <https://meltonboroughcouncil.citizenspace.com>

PART A: ABOUT YOU/YOUR ORGANISATION (If you are an agent, please complete the personal details of your client in 1 and complete agent's details in 2).

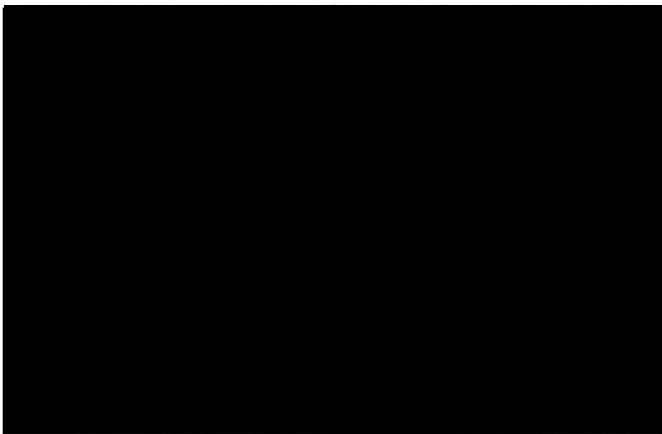
1. Personal Details

Full Name:

PETER JOHN HOLLAND WHEELER

Organisation (if applicable)

Address:



2. Agent's Details (If applicable)

Full Name & Company:

Organisation/Client Representations on Behalf Of

Address:

Postcode:

Email:

Contact Number:

Number of Representations Enclosed:

Signature:

Date:

| | |
|-----------------------|---------------------|
| For official use only | |
| Respondent Ref: | Representation Ref: |

Name/Organisation:

| |
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PART B: YOUR REPRESENTATION (This section will need to be completed for each representation made. Please photocopy or download from the council's website Part B of the form as required.)

3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to? (Please enter the paragraph/policy number)

| | | | | | |
|------------|----------------------------------|---------|---|---------------|---|
| Paragraph: | <input type="text" value="4.2"/> | Policy: | <input type="text" value="C1 (A) Housing Allocations"/> | Policies Map: | <input type="text" value="Appendix 1"/> |
|------------|----------------------------------|---------|---|---------------|---|

4. Do you consider that the Melton Local Plan: Pre-Submission Draft is? (Please tick the appropriate box)

| | | | | |
|--------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 1. Legally Compliant: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 2. Sound: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 3. Complies with Duty to Co-operate: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

*The considerations in relation to the Local Plan being "sound" are explained in paragraph 182 of the National Planning Policy Framework. If you have entered "No" in relation to 4(2), please go to question 5. In all other circumstances, please go to question 6

5. Do you consider that the Melton Local Plan: Pre-Submission Draft is unsound because it is not any of the following? (Please tick the appropriate box)

| | | | | | | | |
|------------------------|--------------------------|--------------|-------------------------------------|--------------|-------------------------------------|------------------------------------|-------------------------------------|
| 1. Positively Prepared | <input type="checkbox"/> | 2. Justified | <input checked="" type="checkbox"/> | 3. Effective | <input checked="" type="checkbox"/> | 4. Consistent with National Policy | <input checked="" type="checkbox"/> |
|------------------------|--------------------------|--------------|-------------------------------------|--------------|-------------------------------------|------------------------------------|-------------------------------------|

6. Please give details of why you consider the Melton Local Plan: Pre-Submission Draft 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: Pre-Submission Draft or its compliance with the Duty to Co-operate, please use this box to set out your comments. (Please continue onto a separate sheet if you require more space)

Please refer to the attached Gaddesby Community Group Representations.

7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft legally compliant or sound, having regard to the test you have identified at 5 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: Pre-Submission Draft 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 continue onto a separate sheet if you require more space)

1. The methodology of selecting which villages should be the subject of development should be revised and if not revised Gaddesby should be reassessed as a rural settlement for the reasons set out in the Gaddesby Community Group Representations.
2. GADD2 should be deleted from the plan as a proposed housing allocation, for the reasons set out in the Gaddesby Community Group Representations..
3. GADD3 should be deleted from the plan as a proposed housing allocation for the reasons set out in the Gaddesby Community Group Representations.

Please note: Your representation should cover succinctly all the information, evidence necessary and supporting information necessary to support/justify the representation and suggested change, as there will not normally be a subsequent opportunity to make further representations based on this original representation.

After this stage, further submissions will only be at the request of the Inspector based on the matters and issues they identify at the examination.

8. 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? (Please tick the appropriate box)

Written Representations

Participate at the Oral Examination

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

It is considered that the views of Gaddesby residents should be heard at the examination, to support or challenge the Council's assessments of sites in the village.

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

PART C: WHO YOU REPRESENT

To help us collate the responses to this consultation, we would be grateful if you could tell us which category best describes who you are representing (Please tick the appropriate box)

- | | | | |
|-------------------------|-------------------------------------|------------------------------------|--------------------------|
| Melton Borough Resident | <input checked="" type="checkbox"/> | Planning Agent/Planning Consultant | <input type="checkbox"/> |
| Developer | <input type="checkbox"/> | Utility/Service Provider | <input type="checkbox"/> |
| Government Organisation | <input type="checkbox"/> | Amenity Group | <input type="checkbox"/> |
| Other Organisation | <input type="checkbox"/> | Residents Group | <input type="checkbox"/> |
| Business | <input type="checkbox"/> | Town/Parish Council | <input type="checkbox"/> |
| Other (Please state) | <input type="text"/> | | |

Do you want to have further involvement in the Melton Local Plan? (Please tick the appropriate boxes)

If you wish to be notified at the address/e-mail provided in Part A 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 in Part A 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

If you/your organisation **do not** wish to be included in future consultations on the Melton Local Plan

Thank you for taking the time to submit representations on the Melton Local Plan: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.