

Response ID ANON-13H4-7YW2-S

Submitted to Melton Local Plan Pre-Submission Draft
Submitted on 2016-12-18 17:29:00

About you

1 What is your name?

Name:
David Crowther

2 What is your email address?

Email:

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

Resident

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

4 Address

5 Age

Please select your age:

Policy C1 (A) – Housing Allocations

1 CH5PC1(A)Q1: Do you consider that Policy C1 (A) is?

Do you consider that Policy SS1 - Legally Compliant?:
Yes

Do you consider that Policy SS1 - Sound?:
No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:
No

2 CH5PC1(A)Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective

3 CH5PC1(A)Q3: Please give details of why you consider Policy C1 (A) – Housing Allocations 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 C1 (A) – Housing Allocations or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The description of Hose in the Appendix 1 is incorrect.

It says Hose has a limited ranger of services including.... This implies there are additional services to those you mention - there are not. In fact, you state there is a shop with post office and a newsagent. This is incorrect. There is just one shop in total.

You state there is a regular bus service - but fail to mention that it is also very infrequent -the buses may be regular but there are very few of them.

You state that any developer will need to contribute to expanding the local primary school. However, there is no space at the school to allow expansion (except maybe make it a four-storey building) - so how will these additional primary school places be achieved?

You state that the fringe of Hose has 6 LCZs and only one (LCZ1) is rated medium-high sensitivity with the other 5 being medium to medium low. However according to your interactive map this is incorrect - as LCZ2 and LCZ5 re also shown as medium-high.

In particular, the proposed sites HOS2 and HOS3 are located in LCZ5 - an area rated Medium-Highly Sensitivity to development.

In addition you state that HOS2 plays a role on the approach to the village from the east (I think you mean West).

All three proposed sites (HOS1,2,3) are together on the North West of the village which will concentrate traffic along the very narrow Canal Lane and through the centre of Hose. In addition, placing all the new house together will create a housing estate environment which is totally out of keeping with a village form

Based on this, I think you need to re-appraise your designation of Hose as being able to take 57 houses - and in particular, the sites HOS2 and HOS3 are inappropriate.

4 CH5PC1(A)Q4: 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:

As summarised in 3 above, your description of Hose suggests it has more services and room for expansion than it really does - and so the addition of 57 extra houses is not sustainable.

In particular, the developments at HOS2 and HOS3 need to be scaled back or removed. If more houses are required these should be more evenly distributed around the village rather than concentrated in one area so they blend in better to a village environment. This would make the adopted plan more appropriate and sound at the local level

Policy IN1 –Transport & Strategic Transport Infrastructure

1 CH8PIN1Q1: Do you consider that Policy IN1 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

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

No

2 CH8PIN1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective, 4) Consistant with National Policy

3 CH8PIN1Q3: Please give details of why you consider Policy IN1 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 IN1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Hose is a small village with narrow winding roads often with no pavements. Currently, with cars parked on the roads, traffic passing through Hose has a very slow and difficult journey. Cars parking partly on the pavements means that pedestrians often have to step into the road to get round them. Of the three roads into Hose, Harby Lane is an unclassified, two carriageway rural road and Canal Lane is an even smaller narrow single carriageway road without a pavement.

The proposed, concentrated locations of HOS1,2,and 3 will ensure that all the extra traffic from these houses will either have to go along the single-file Canal Lane or through the centre of Hose. This addition of an extra 57 houses in their currently proposed locations (plus the new business at the steelworks on Canal Lane) will add significantly to the traffic through Hose and along Canal Lane. This will add to the bottlenecks in Hose and along Canal Lane and increase the dangers to pedestrians. One of the roads through Hose (Bolton Lane) that would be used by traffic from these new houses contains the Primary School and so increases the dangers to primary school children walking to school. The alternative would be that they are driven to school which would only exacerbate matters.

This therefore requires investment in the road network – making Canal Lane into a full two-carriageway road with pavements and ensuring all roads through Hose have adequate pavements for pedestrian protection and are widened to accommodate the extra traffic. Traffic calming would also be required.

4 CH8PIN1Q4: 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:

Consider spreading development more evenly around and within Hose to remove the concentration of traffic along unsuitable roads that the currently 3 proposed sites creates.

Ensure any development requires a developer contribution that will improve the local transport infrastructure. This should include widening Canal Lane along its length from Hose to the Washdyke (to encourage traffic to go along Canal Lane rather than through Hose), widen the main roads through Hose and add pavements to all these. Also add traffic calming and speed reduction measures along Canal and Harby Lanes,

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

