

Olivia Smith

From: Heather Cowley
Sent: 20 August 2017 15:22
To: Ext PlanningPolicy
Subject: Response to Melton Local Plan

Please see my comments below

Kind regards

Heather Cowley

The Local Plan does not make suitable provision for the already desperately needed Infrastructure before enlarging the town of Melton Mowbray and destroying it's unique environs.

Highways: The Market Town of Melton Mowbray is served by a capillary of narrow single track highways which has become routinely congested or even grid locked, particularly when road maintenance is carried out or traffic is diverted from elsewhere through the town, or indeed from the A1. Parking facilities within the town are seriously inadequate.

The Local Plan seems to be blinkered in the desire to build and finance a new relief road, irrespective of the costs to the town, the local population and the environment.

The proposed Northern and Southern link roads will make matters dangerously worse as traffic will be funnelled into the town along those roads. This development should not be commenced until **after** the Eastern link road, (which will take traffic away from the town) is properly planned and financed.

Healthcare with only one GP Surgery, which is already oversubscribed, it becomes almost impossible to get a same day appointment, even after you endure the lengthy telephone queue. In Melton we have no option but to 'put up' with the fact that the GP's are simply stretched to capacity.

There is no space in the existing premises to extend the facilities to accommodate more people.

Education. Existing schools are finding difficulty in providing placements for twelve to sixteen year old pupils with some being transported several miles to larger towns.

Employment in Melton Mowbray is primarily in agriculture, food and drink, and the service industry, and as such at a lower end of the pay scale. Those seeking to access a higher earning capacity tend to travel daily several miles to larger towns and cities.

Housing. The proposed Development site of 1700 residential dwellings to the South of Kirby Lane, in *addition* to the permitted development of a large Sports Arena *and* a further 120 houses on the adjacent Burton Road (A606) makes little or no interim highway provision necessary to cope with the inevitable heavy construction traffic which will be concentrated to one particular area.

We are led to understand that the Developers have promised to provide a link or service road between Dalby Road and Burton Road around their new estate, but this will be 'piece meal' as or when the Developers are in a financial position to do so from the proceeds of sale of the properties as they build.

Furthermore it is proposed that the 1700 houses will be built over a period of 17 years at the rate of 100 per year, and there is no guarantee that the Developers will continue to be in such a financial position to fulfil their Highway obligations if their housing stock prices fail to meet their price expectations.

There is a more logical Alternative:

The proposed development site at Six Hills for 3000 domestic dwellings, within a 'Village Garden' setting, is adjacent to the A46, and is within easy reach of Leicester, Nottingham, and Loughborough, with good access to all the facilities afforded there.

Housing is likely to be more affordable to those in the Industry and Commerce of the larger towns.

Similarly the development of the old Airfield would also provide large numbers of houses without the immediate impact on the town.

A CIS levy can be applied to these sites to give an "upfront" contribution to finance the development of roads in and around the town BEFORE additional large scale housing is built in the town itself.

