

To: Mr James Beverley / Mr Jim Worley
Melton Borough Council
Parkside
Station Approach
Burton Street
Melton Mowbray
LE13 1GH

21 August 2017

Dear James / Jim

Melton Local Plan – Focussed Changes – response.

FC4 Housing Site Allocations

Re LONG 4 page 15

This site has been omitted from the Long Clawson Hose and Harby Neighbourhood Plan on the grounds that development on this site would be unsustainable in the village. It has unique Heritage Assets adjacent to the site and Historic England has already expressed concerns about developing LONG 4 if other more suitable sites are available - which they are.

Access to the site is along a narrow lane which is ostensibly single lane due to residents parking. A proposal put forward by the developer to put a mini roundabout at the bottom of Sandpit Lane would further impact the heritage assets.

In Appendix 1 FC4

The policy states - local educational capacity is available - (currently it is not) or can be created through developer contributions to meet the needs of the site - we have seen no confirmation of this and question that it has been resolved.

The policy states "*Drainage infrastructure is available to accommodate surface water from these sites without causing or exacerbating flooding elsewhere*" - this is not true - Long Clawson has a history of flooding. Development on this site will increase surface water run-off exacerbating the situation downstream - this evidence has already been provided to Melton Borough Council in the Long Clawson Sustainability Assessment and Evidence base. This whole site is on an elevated position and development would impact significantly on the landscape and sense of place in the village.

The suggestion that the site is "*close to employment opportunities*" is wrong. The only major local employer as indicated on page 223 of the "Service Centres - Update to site assessments etc part 2 of 3 30 May 2017 is Long Clawson Dairy 300m. All the other sites suggested are only easily accessible via car as public transport is very limited. Travelling to places of employment is therefore going to impact on the traffic in the village which is already overloaded, has parking issues and as proven in last year's Community Speed Watch has traffic travelling at speed on what is a minor rural road through the village.

Employment sites should therefore not be given a ++ in this supporting document.

Neither should the 'Relationship / connectivity with host settlement be given a ++ as footpaths in the village are not very wide or continuous - posing potential dangers to pedestrians especially those with young children in pushchairs and the elderly.

In the same document page 225 it states "*The Education Authority has been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.*" we believe that this issue remains unresolved or if it has been resolved this has not been made available in the public domain.

Referring to the Medical Centre it states that: "*All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth.*" However as Long Clawson medical practice serves 23 villages in the Vale, development in any of those villages is going to impact on the surgery and exacerbate the parking problems in the village during surgery opening hours.

Re flooding page 226 in the Service Centre document it says "*Anecdotal evidence which is currently unsubstantiated.*" and give a ++. On the contrary there is known flooding in the village (photographic evidence has been and can be provided) and this will get worse if there is further development of the scale proposed. An independent hydrologists report was submitted to MBC outlining the concerns about this development and further risks of flooding downstream from the site – this appears to have been completely ignored by MBC

In terms of visual impact - the Service Centre document says on page 227 "*Reasonably well related to the existing built-up form of the village. Cemetery to the south of the site helps to screen development and assimilate into the landscape*". On the contrary the proposed development site is on a slope - development would therefore impact significantly on the village corridor from the heritage assets of the Grade II* Listed Manor House, Grade II* Remigius Church, Ancient Monument, Old Manor Fishpond and the Conservation area.

This site should be removed from the Melton Local Plan as proposed in the Long Clawson Hose and Harby Neighbourhood Plan now at Regulation 16 stage. This is a site which residents feel very strongly should not be included for development on very sound grounds. Concerns over this site have been expressed by residents in the submission of the planning application - 210 public comments. The application to develop this site has also been deferred twice.

Objection to the Melton Local Plan on grounds of Unsoundness and Unsustainability

FC1, FC2 and FC3, Policy SS3

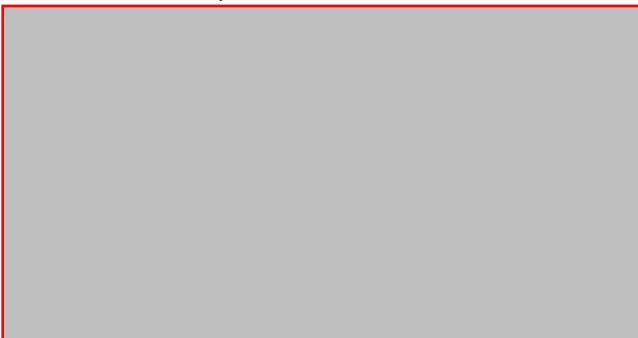
I believe that the Council has failed to deliver on its proposal that states "*In rural settlements outside of the main urban area, the Council will seek to protect and enhance existing services and facilities and will support sustainable development proposals which contribute towards meeting local development needs, contributing towards the vision and strategic priorities of the plan, and improving the sustainability of our rural areas*".

It has ignored an evidence base and sustainability appraisal provided by the village and not even corrected errors which have been pointed out. A lot of the plan appears to have been performed as a desktop / tick box exercise without consideration for the reality of the situation. To imagine that one scenario fits all is very shortsighted and I believe that each village should be considered on its own 'unique' merits. What works for one village is unlikely to work for another.

Our Clawson, Hose and Harby Neighbourhood Plan – which is about to complete its Regulation 16 consultation – highlights the differences between neighbouring communities. It also demonstrates the support in the community for the way we feel our villages should be developed in the future. This is a community-led strategy and we believe reflects the way that Long Clawson should be developed in the future and not as outlined in the Melton Local Plan.

I therefore believe that there are significant flaws in the Melton Local Plan in the assessment of villages, and in particular Long Clawson, and that they are not in accordance with Sustainable Development. I therefore believe that the plan is unsound.

Yours sincerely



Moira Hart

