

.....Redacted.....

From: Angela CLEMENTSRedacted.....
Sent: 29 January 2018 08:51
To: LDFconsult
Cc:Redacted.....
Subject: Local Plan Regulation 19 Representation

Attention: Planning Policy Team

Representation to the District Development Plan 2017 concerning the building of a 33 house development on Green Belt on Oak Hill Road, Stapleford Abbots. Site STAP.R1

With regard to the above, I would make the following comments:

- The addition of this site to the District Plan was not undertaken with stakeholder engagement and consultation. It was added at the last minute, 4 days before publication, without the knowledge of our Parish Councillors who had taken part in the preparation of the original document. The original draft plan stated that this site was not considered suitable.
- The four aspects of consideration for development in a green belt area have not been met with benchmarking examples showing that the proposed site would score highly and therefore would be in breach of green belt protocols.
- There is a main gas pipe running through the site.
- There are flood issues building on land close to a brook.
- Main drainage was installed prior to many of the houses being built and is not able to cope with the current number, let alone such a high density being added.
- The same can be said for the water supply which is also inadequate now, the pressure being very low.
- Power supply is subject to frequent interruption and is deemed to be inadequate for existing properties.
- Public transport to the village is poor and this would only result in an increase in private transport use.
- The road onto which the site would exit is very busy, especially at commuter times. There is a bend and dangerous junction to take into account.
- The nearest local doctor is over five miles away and is not reachable by public transport. This is also true of the hospitals we are linked with.
- The local primary school is currently over-subscribed. Access to secondary education is only possible by private transport.

I therefore oppose the inclusion of this site onto the District Plan.

Angela Clements

.....Redacted.....

.....Redacted.....

.....Redacted.....