Comments

Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)

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Response Date 12/02/20 15:38
Consultation Point Policy MAW2 Land to the West of Mawsley (View)
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Tests of Soundness
Do you consider the Local Plan is sound in terms of being:

Justified . No
Effective . No
Positively prepared . No
Consistent with National Policy . No

Legal and Procedural requirements
Do you consider the Local Plan has been prepared in line with legal procedural requirements? No

Reasons
Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.

1) Development in Rural areas will be limited to that which will support the rural economy or meet a locally arising need that cannot be met more sustainably at a nearby larger settlement. (JCS policy 11) Neither of these objectives have been shown to be the case in Mawsley.

2) Some small scale growth to meet local needs in villages can have positive benefits. These can include allowing people who have lived in, or grown up in, a village to remain in that area. (The role of villages 13.5) The need for growth in Mawsley to meet the needs of existing residents is unlikely at present, due to the village being in its infancy i.e no one has lived in or grown up in the village so are unlikely to be looking to downsize etc. Needs may change in the future but in present time there is no need for growth.

3) Small scale development may be permitted in villages where this will not exceed the capacity of the infrastructure and services. (The role of villages 13.3) The capacity of existing infrastructure is not sufficient as this is not a small scale development:
- The scale of this development is large and the existing schools do not have the capacity or room for extension.
- The bus service is extremely limited.
- The medical center also at its limit.
- Lack of sewerage capacity not addressed.
- All residents need cars, due to poor services to the village, the Scale of development and extra cars it will bring to the village will overburden the existing access point especially off Cransley rise to the proposed development.
- Roads not yet adopted by council.
- The area is a flood zone and due to increasingly unpredictable weather and increased rainfall flood zones are needed, building on them can only increase the problem of floodwater.

4) **The scale of development in individual villages is led by locally identified employment, housing, infrastructure and services requirements, as well as the form, character and setting of the village (Role of villages 13.6).** There does not appear to be any consideration to the existing form character and setting of the village. The fact Mawsley is a new village seems to suggest that any increase is in size is acceptable but any increase needs to be proportionate and considered as to it's need. The village size has already increased from the original intention - The settlement boundary appears to have been extended to include the proposed development? The layout of the village is considered a unique feature and as such the proposed infill will intrinsically harm it the unique character of the village. (Maw 13.1)
- Consideration needs to be given to SSSI close to proposed development site.
- Area of scrubland needs to be maintained and enhanced. Soft boundaries to countryside and open areas between houses need to be maintained. Specified density may be such that this is unachievable.
- Existing built area of Cransley rise and Birch Spinney should not be extended beyond at all ( RA/174 13.106) , the word significantly needs removing. (MAW2)

**Proposed Actions/Changes**

Please explain what changes or actions are needed to make the Local Plan legally compliant.

The plan needs to be reduced in size and take into consideration the need by existing residents and their families of which at the moment there is no evidence.

The lack of infrastructure needs addressing.

Consideration and respect need to be giving to Mawsly's village status. At the moment this is being ignored.

The unique features of the village need to be maintained and enhanced with any development.

Existing built area of Cransley rise and Birch Spinney should not be extended beyond at all ( RA/174 13.106) , the word significantly needs removing. (MAW2)

**Attendance at the examinations hearings**

If you are seeking to change the Plan, would you like to attend the examination hearings? **Yes**

If Yes, please outline the reason(s) why, below.

To ensure my views and the views of the village are being listened to and considered.

**Notifications**
Do you wish to be notified?

. When the Plan is submitted for independent examination?
. When the Inspector's Report is published?
. When the document is adopted?