

Places for Everyone Representation 2021

Family Name	Mills
Given Name	Willie
Person ID	1285797
Title	Stakeholder Submission
Type	Web
Family Name	Mills
Given Name	Willie
Person ID	1285797
Title	JPA 26: Land at Hazelhurst Farm
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Sound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>I strongly object to the concept of part of the proportion of affordable housing being deliverable off site. I support this development in terms of offering opportunities for people to obtain housing in a desirable area I am pleased to live in. This opportunity should be inclusive - any risk of shelving less affluent home seekers to less attractive parts of developers"land should be eliminated at this stage.</p> <p>Excessive reference to the merits of access to the Guided Busway damages the plan. At peak times it can be impossible to access this service; provision of additional services would be resisted by the provider. Even after reregulation it will prove difficult to deliver the capacity required for the current level of demand without empty buses running at off peak times. I am a strong advocate and user of public transport but this area is extremely poorly served by routes other than the guided busway..</p> <p>I see no reference to traffic studies that support the contention that congestion on key roads will not be significantly worsened. The document makes no reference to the immediate impact on Hazelhurst Road. Parking on both sides of this road already contributes to traffic difficulties. Parking restrictions would prove necessary in light of increased volumes associated with the site (and indeed during the construction phase.) Many houses on Hazelhurst Road have no off road parking.</p> <p>It is envisaged that the houses on the site will be heated by gas, with Cadent expressing confidence that there is adequate capacity (indeed as I write surrounding streets are being dug up to improve and expand gas supplies.) Central Government expects gas boilers in existing houses to be replaced as part of our contribution to climate change, in the drive to carbon neutrality. Building 200 houses with gas boilers is lunacy. There is no explicit reference within the planning document to reducing reliance on fossil fuels. There should be a requirement for any developer to deliver carbon neutrality. Charging infrastructure for electric vehicles should be part of this.</p>

<p>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.</p>	<p>All affordable housing to be delivered on site.</p> <p>Traffic studies on Hazelhurst Road and immediate environs with proposed mitigation's.</p> <p>Explicit reference to carbon neutrality as a key objective of the plan.</p> <p>Review of public transport in the area to incorporate other than the VI/V2 routes.</p>
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