

For examination of Local Plan Part 2 on 18th November 2014

Re:- Green Lane as "potential access" to Area H7

Inspector's Questions 7.5 and 7.6

Since the Publication Local Plan was submitted to the Inspector, an application (P/14/0341/FP) to use Green Lane for access for two houses in H7 was refused because access via the lane is contrary to policies CS5 and CS17 of the F.B.C. Core Strategy Plan because it is too narrow to accommodate additional traffic for two more houses and be "harmful to the safety...of users of the lane". It is also contrary to CS17 in ways omitted from the reasons given for refusal.

Access to that part of H7 would use land reserved for affordable housing which has affected the amount of such housing locally in areas that have been built on and those for which Planning consent has already been granted. If there is anywhere else left locally where they could be built to meet requirements, the proportion of them in that development would be increased. This reduction of land for affordable housing, the reasons for it and alternative sites are not referred to in the Local Plan or any other document.

The access to H7 in the previous statutory instrument is already partly built, provides for affordable housing and meets modern standards for footpath provision and access by emergency vehicles while also complying with long-held Planning policies and not causing expense not dealt with by those policies. The decision to reverse that policy, who made it and their reasons for doing so have not been made available for public scrutiny and response.

The boundary of H7 varies from that of Area 14 in the previous statutory instrument. The decision to make that change, who made it and their reasons for doing so are not in the public domain.

From the previous refusal of consent for access via the lane to H7 by the Planning Inspectorate, many refusals by councillors, the angle of the junction of the lane with Fleet End road, the absence of width to comply with standards and the lack of compliance with the democratic process for reversal of policies it is clear that designating Green Lane as potential access to H7 in Planning policies for the near future is undeliverable, unsustainable, undemocratic and unsound so I request removal of it from the Plan.

Mrs. A. Blyth, Green Lane, October 21st 2014 ref. DREP 521