

MATTER 4

Mick Drury: for the Parker Family
Representor ID: 1015837
LP Ref: 1323
Modification Number: 167

1. Summary of objection

The draft allocation in Main Modification 167, allocates the site in Policy A 14 for a minimum of 50 homes. Our objections to this policy are that the site's capacity has been significantly under-estimated and the policy wording should be changed to reflect this (written objections attached at [Appendix MD-S1](#)).

2. Objection Update

Pre-App discussions with the Council's Development management team earlier in 2016, confirmed the site's suitability for development as outlined in the draft policy. The objector's consultant team examined all known constraints including potential impacts on ecology & biodiversity, surface & foul drainage, landscape and transport. In addition, access to all local services established the site as being sustainably located. This work endorses the Council's Main Modifications SA results for the site, which is listed as SW/705 in document SBCPS105c SA Addendum June 2016 (extract attached [Appendix MD-S2](#))

Taking account of local conditions, including topography, boundary hedgerows, traffic management, parking and all other matters, an outline planning application for 62 dwellings was submitted and validated on 1st December 2016 ([Appendix MD-S3](#)).

The applicants wish to provide 13 (21%) of the 62 homes as fully serviced self-build plots and the general principles of this are included within the application and explained in the Design & Access Statement ([Appendix MD-S4](#)).

3. Soundness of Main Modification 167

The plan's Main Modification 167 for this site is sound, but would be made 'more sound' by amending the site's capacity in policy A14 to reflect a minimum capacity of 60 dwellings.

4. Conclusion

The text in Policy A14 should be changed as outlined above. The Delivery Programme will also require adjustment as shown on the amended housing return form ([Appendix MD-S5](#)). **Instead of a minimum of 50 dwellings, the policy should read a minimum of 60 dwellings.** All dwellings would be completed within 5 years.