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From:

Keith Garside <

Sent:

13 April 2015 16:02

To:

Local Plan Review

Subject:

Proposal for alternative site at The Pethers to be considered for Halberton

**Attachments:** 

The Pethers proposed housing allocation.jpg; Document relating to allocation in

Halberton.docx

Dear Sir/Madam,

Please find attached a document in support of the allocation of a site at The Pethers, Halberton, in place of the local authority's preferred site at Fishers.

A plan at 1:1250 scale is also attached showing the location of The Pethers site.

lease confirm safe receipt of this e-mail by MDDC.

Yours sincerely

Keith Garside

Garside Planning Services

# Response to Local Plan Review Proposed Submission Consultation

Statement in support of the adoption of a site east of The Pethers, Crown Hill, for inclusion as the housing allocation in Halberton instead of Fishers

### 1 3 APR 201

#### 1.0 Introduction

- 1.1 The Local Plan Review document has identified Land adjacent to Fishers as the preferred housing land allocation in Halberton, in preference to Land at Blundells Road. This response to the Authority's Local Plan Review document makes the case for allocating the site to the east of The Pethers in place of the Fishers site identified in the afore mentioned document.
- 1.2 This document compares the preferred option of Fishers with the site east of The Pethers put forward in this document, and concludes that the latter site has advantages over the Authority's preferred site. It is proposed, therefore, that The Pethers site should be adopted as the allocated site for Halberton for the reasons set out in section 2.0 below.
- 1.3 The local authority's preferred Fishers option, comprising a gross site area of 0.6Ha, is proposed for 10 dwellings. It is the only allocation option that is identified for Halberton, which is a recognised settlement under Policy COR 18 in the current Core Strategy. The local authority proposes to retain Halberton's designation as a recognised settlement in draft policy S13 of the emerging Local Plan 2013 2033.
- 1.4 The Pethers site, promoted by Mr Graham Isaac, is available for development and lies to the south of Crown Hill and between The Pethers to the west and Laganas to the east. The site proposed extends to approximately 0.51Ha (85m x 60m), but could be reduced to around 0.38Ha (85m x 45m) shown by the dotted red line, if the Authority prefers. The larger area if developed at a gross density of 20 dwellings to the hectare would realise 10 dwellings, similar to the preferred site at Fishers. Land to the south is in agricultural use, and also owned by Mr Graham Isaac. Land to the northern side of Crown Hill, opposite the site in question, has recently been developed for 9 dwellings where, according to the Authority, "it will act as a gateway to the village" (Case officer's report on application 10/00051/ARM). The Pethers site is level agricultural pasture land, raised slightly above road level by between 0.5 and 1.0m and sloping gently upwards from north to south. It is proposed that its development for housing would provide the counter point to the 'gateway' provided by the development at Cordwents Farm. The site is located on Grade 1 agricultural land.

## 2.0 Analysis of sustainability objectives in relation to The Pethers site and comparison with Fishers

#### 2.1 Objective A – protection of the natural environment

2.1.1 The commentary for this factor with regard to the Fishers site suggests that it would have a neutral effect on the landscape. The Pethers site is located adjacent to the currently defined settlement boundary of Halberton, with existing residential development on three sides. This is similar to the Fishers site, although this site can only claim existing residential development on two sides. The landscape character of both sites has the same 'lowland plains' designation, and it is proposed that the impact of developing the Pethers site on this landscape would be similar to that for the Fishers site. The Pethers site is level pasture at present, with no trees or features. To the north, west and east the site is bounded by existing hedgerows, but there is no defined boundary along the south of the site. The land rises gently to the south, and any development would be at least partially screened from view from this direction by the landform. The site is surrounded on the north, east and west boundaries by existing residential development, and so would fit with the local residential character of this part of Crown Hill. On this factor, therefore, the two sites have similar characteristics, and should score equally.

### 2.2 Objective B – protection and promotion of a quality built and historic environment

2.2.1 The Fishers site lies within an area of archaeological potential, which is unlikely to be the case with The Pethers site as it is further removed from the area of historic activity around the core of the village. The Pethers site, therefore, should not have a negative impact on this sustainability objective giving it an advantage over the Fishers site in this regard.

#### 2.3 Objective C – Mitigating the effects of climate change

2.3.1 The Fishers site had a slight negative impact owing to the chance of groundwater emergence occurring within the site. This is not an issue for The Pethers site as it is set higher up the valley side and above the spring line. The Pethers also does not have the possibility of residual flood risk from the Grand Western Canal. In terms of surface water runoff, this can be controlled by the use of surface water storage tanks linked to the roof water runoff from each new dwelling. This stored water could then be used for the flushing of toilets, and for other uses where a potable water supply is not required, and so help contribute to a positive score for this site in terms of this objective. With regard to accessibility, The Pethers site has similar access to the local bus service as Fishers, which will equally help to reduce car travel and reduce carbon emissions for this site also. It is concluded that the Pethers site should have a neutral or positive score for this factor, prior to mitigation, compared to the -1 score for Fishers.

#### 2.4 Objective D - Safeguarding and minimising resource use

2.4.1 The two sites are similar in size and both located on Grade 1 agricultural land, and therefore their relative scores will be the same for this factor.

#### 2.5 Objective E - promoting economic growth and employment

2.5.1 The Pethers site, as for the Fishers site, will have no impact on this factor, and a similar score of 0 is suggested.

#### 2.6 Objective F - Supporting retail

2.6.1 Again, the two sites are of a similar size and will have little if any significant impact on retail use. A score of 0 for both sites for this factor is anticipated.

#### 2.7 Objective G - Meeting housing needs

2.7.1 Both sites will contribute around 10 dwellings towards future housing need in Halberton, and so a similar score of +1 is suggested for The Pethers site.

#### 2.8 Objective H - ensuring community health and wellbeing

2.8.1 Again, with the scale of the two sites being the same, and both being associated with a designated village under emerging policy S13, it is considered that the effect of The Pethers site will also be neutral with a similar score of 0 to Fishers.

#### 2.9 Objective I - Delivering the necessary infrastructure

2.9.1 The Fishers site has been reduced in size to overcome highway issues, and is now a similar size to that proposed at The Pethers. The latter site, however, will have better access given it would link directly onto Crown Hill and Lower Town, the main route for both sites to join the B 3391 through the village, with Tiverton to the west and the A361 and the M5 to the east. The site frontage of The Pethers is within the designated 30mph limit on Crown Hill, and a suitable access with adequate visibility splays could be achieved within the site frontage. As it is not considered by the Authority that the Fishers would have an adverse impact on local primary or secondary schools, it assumed the same will apply to The Pethers site. Primarily owing to the better access provided to the site, it is proposed that The Pethers site could be given a positive score of 1 for this factor.

#### 3.0 Conclusion

3.1 Both the Fishers site and The Pethers site are similar sized sites in the south western Crown Hill area of the village of Halberton and, for most of the sustainability objectives considered by the Sustainability Appraisal, the two sites would obtain similar scores. Where The Pethers site gains an advantage over the Fishers site is with regard to the factors B, C and I, discussed above. It is considered that The

Pethers site has the advantage of not being within an area of archaeological potential, not being in an area of possible flooding from ground water or the Grand Western Canal, and would have better access to the local road network than Fishers. For these reasons it is put to the Authority that The Pethers site has distinct advantages over the preferred Fishers site, and requests that the former should be the site allocated for residential development for Halberton in the emerging Mid Devon Local Plan.

Keith Garside BA(Hons) MRTPI Chartered Town Planner 13/04/2015

Ack

From:

Keith Garside

Sent:

08 April 2015 16:35

To:

Local Plan Review

Subject:

Document relating to the omission of Landboat Farm as a potential allocation site

in Cheriton Fitzpaine.

Attachments:

Carr Landboat report on omission of site in submission document.docx

Dear Sir/Madam,

Please find attached a response to the Local Plan Review in relation to the allocation of sites in Cheriton Fitzpaine.

Please acknowledge receipt of this document.

Yours sincerely

Keith Garside

PLANNIG 0 8 APR 2015 TIVERTON

Garside Planning Services



# Response to Local Plan Review Proposed Submission Consultation

0 8 APR 2015

**TIVERTON** 

Site at Landboat Farm, Cheriton Fitzpaine.

#### 1.0 Introduction

- 1.1 This option, comprising a gross site area of 1.91ha, was proposed for 55 dwellings. It is one of four allocation options that were identified for Cheriton Fitzpaine; the others being land at The Glebe, at Barnshill Close to the west of the school, and land adjacent to the East of the School. Of these allocation options, the submission document now identifies Barnshill Close and the site East of the School as the chosen housing allocation sites for Cheriton Fitzpaine. This is a response supportive of the inclusion of the Landboat Farm allocation option, at the expense of the site to the East of the School (hereafter called the School site), for adoption in the Local Plan allocations document.
- 1.2 The first point that needs to be made is that the Local Plan Sustainability Analysis is not comparing like with like. It should be noted that the western end of the Landboat Farm option, totalling around 0.5Ha, is already within the defined settlement boundary of Cheriton Fitzpaine, and can be developed in accordance with existing policy in the Core Strategy and other policies in the Mid Devon Local Plan Framework. It is maintained, therefore, that this part of the site does not need to be included in an analysis which is considering the extension of the existing settlement boundary to allocate more land for development. The document should be comparing new sites outside the current settlement boundary and, therefore, should exclude that part of the Landboat site already within the defined settlement boundary.
- 1.3 Secondly, the amount of development that this proposed allocation could provide is exaggerated in the review document. Land in the western end of the Landboat Farm site already lies within the settlement boundary, and has enough land for up to 15 dwellings to be constructed thereon, at 30 dwellings per hectare. Policy COR 17 of the adopted Mid Devon Core Strategy identifies Cheriton Fitzpaine as a village where some minor proposals within the defined settlement limits will be considered favourably, and these 15 dwellings should be counted as a potential windfall contribution to the housing provision for Mid Devon which is accounted for by current policy. Thus, while the proposal for an additional 55 dwellings on the proposed site appears large at first glance, when it is considered that up to 15 dwellings could be potentially built under the existing policy framework, this would leave a balance of an additional 40 dwellings under the proposed allocation.
- 1.4 Thirdly, there is another comparison anomaly whereby the School site has been considered with a density of 20 dwellings per hectare, whereas the Landboat Farm

site has been calculated at 30 dwellings per hectare. If the part of the Landboat Farm site outside the existing settlement boundary is considered at a comparable density to the School site, then a similar level of provision would be possible, 28 dwellings as opposed to 22 at the school site. The figure for the Landboat site could be further reduced if around 0.25Ha is omitted from the allocation at the southern side, along the stream and within Flood Zone 2. This would provide for 23 dwellings and be more in line with the 22 now proposed to the east of the primary school. On the basis described above; by omitting land already within the defined settlement boundary; by omitting land in Flood Zone 2; and by applying the same development density factor of 20 dwellings per hectare, the Landboat Farm site is comparable in size, therefore, with the School site which has been provisionally identified to be allocated.

1.5 It has been determined by the planning authority that more land than can be provided at Barnshill Close will be required to meet the level of housing provision required in the village, hence the provisional identification of the School site for inclusion as a housing allocation site. It is considered possible that the Landboat site has artificially been given a greater potential level of development to rule it out for providing too much development, and that the School site would provide a more acceptable level of future housing in keeping with the needs of the village. It has been shown above, however, that the analysis of the two sites was not carried out on a like-for-like basis and, if the factors are applied equally to the two sites, that Landboat Farm is capable of providing a similar level of development for the village as the land east of the school. In this regard, therefore, the two sites should be seen as being similar in size and potential.

## 3.0 Response to omission of Landboat Farm as a proposed residential allocation in the proposed submission document

3.0.1 This response will comment on and consider the relative merits of the omitted Landboat Farm site against the proposed allocation of the School site. The response will comment on the analysis in the Local Plan Review submission document with regard to the nine sustainability objectives (A – I inclusive) set out in that document in relation to the respective sites.

#### 3.1- A) Protection of the natural environment

3.1.1 The Horse Chestnuts referred to in the Landboat farm analysis are within the strip of non-public 'open space' immediately to the south of Cherry Meadow, and comprises a very small part of the overall site. This part of the site is also within the existing defined settlement boundary, and could be developed under current policy, as discussed above. The analysis in the Local Plan Review document should be looking, therefore, at the land in the ownership of Landboat Farm which falls outside of the existing defined settlement boundary of the village, thereby comparing like

with like. All of the land in the Landboat site which falls outside of this existing settlement boundary is, like the School site, in agricultural use and comprises mainly grassland with some trimmed hedges around the field edges. Visually, therefore, the two sites are directly comparable. The 'open space' referred to above was created, and the Chestnut trees planted, to provide a visual buffer between the dwellings in Cherry Meadow and the working farm buildings to the south. The operation centre of the farm has now been relocated to the east of the recreation ground, about half a mile to the south east, and the need for the open space as a visual buffer is now redundant. Any trees lost could be more than made up for by planting elsewhere in the allocated area, as and when it is developed. To the east of the farm buildings and the 'open space', the land has little natural habitat value as it has been used for many years for intensive agriculture. It is mainly down to grass leys, used for grazing, and is effectively an ecological desert. The access road passes through the centre of this part of the site and, again, offers very little in the way of natural habitat.

- 3.1.2 The site will not have as much of a landscape impact as is suggested by the published assessment. The only public view point, southwards towards the Raddon Hills, is through the existing entrance to the site, and this view could be retained given a sympathetic layout of any future development. The rest of the site frontage with the public highway comprises high banks topped with hedges which do not allow distant views to the south. Conversely, land at the western end of the School site is much higher than the road level, and any development on this part of the site would be clearly visible to users of the public highway. In addition, Views into the site from the Raddon Hills to the south have also to be considered in a landscape impact analysis of the respective sites, which the authority's analysis fails to do. From this direction development on the Landboat Farm site would be seen mainly against the backdrop of higher ground to the north (the School site and the school itself) without breaking the skyline, whereas development on the School site would break the skyline when seen from the same direction, and would be much more visually intrusive than development on Landboat Farm.
- 3.1.3 It is also relevant to the discussion on the landscape impact of developing the respective sites, that the Landboat Farm site already has a substantial access constructed off the public highway. The site east of the school, however, has no such access on its frontage with the public highway, and construction of the same would have a disproportionate impact on the visual amenity of the area, particularly as for about half of its frontage this site is at a higher level than the road. It is also relevant to this argument that the Landboat Farm site has an undeveloped roadside frontage of around 135 metres, compared to a frontage of nearly double that length, 260 metres, for the School site. Given that Landboat Farm already has an access constructed, and lies on the outside of the bend in the road, it will be relatively less disruptive to the visual appearance of the approach to the village to allocate this site, than it would be to construct a new access to the School site and form much more visually damaging visibility splays on the inside of the bend opposite.

- 3.1.4 Allocation of the Landboat Farm site will provide the opportunity to keep development on the south side of the public highway, and round off the settlement between Cherry Meadow and White Cross, rather than developing the School site to the north of the road. This is discussed further in the context of section B considered below. The development of Landboat Farm will, therefore, be contained by existing housing development to the west and east and by the public highway and higher ground to the north. The southern boundary of the site, as drawn by the local authority, is defined by a stream and an area of land liable to flood, and is within an area designated as Flood Zone 2. In allocating this site, the area at flood risk could omitted altogether, and so reduce the allocation size to something similar in area to the School site, or it could be designated as open space, and enhanced with tree planting to help in screening the development from viewpoints to the south. The redevelopment of the unsightly agricultural buildings at the western end of the Landboat Farm site, which are within the defined existing settlement boundary, would also add to the enhancement of the visual amenity of the site.
- 3.1.5 Taken together, the factors discussed above would combine to reduce the visual impact perceived by MDDC in the sustainability appraisal, and it is proposed that the impact score for Landboat Farm should be no worse, and probably much better than that for the School site for the reasons set out above.

#### 3.2 - B) Protection & promotion of a quality built and historic environment

- 3.2.1 It is not understood from the authority's justification in the sustainability appraisal why the School site should be given a higher score than Landboat Farm for this factor. It is claimed that the School site "will establish a link between the main part of the village and nearby housing at White Cross", but the latter development is on the opposite and southern side of the road to the School site. The Landboat Farm site, however, is on the same southern side of the road as existing housing developments, and will actually create a physical link between Cherry Meadow and White Cross, but no mention of this fact is made in the Landboat Farm commentary on sustainability objective B. The analysis of the School site, by way of contrast, actually states that this site will link with Cherry Meadow and housing at White Cross, but it is difficult to see how this is justified when this housing site is to the north of the village road and the existing housing is on the southern side of the road, and when a pedestrian link could be provided along the frontage of the Landboat site if it is developed.
- 3.2.2 The main concern of the sustainability appraisal with regard to this factor in relation to the Landboat farm site is focusing on the appearance of the old farm buildings within the settlement boundary of the village. These C19 farm buildings have very little remaining value as historic assets. The two single-storey buildings have been much altered and are now incorporated into the fabric of the surrounding

C20 farm buildings, while the two-storey C19 building has serious structural faults. The latter is only kept upright by the abutting C20 buildings, and their demolition will almost certainly result in the collapse of the former. The view of the assessment is confirmed, therefore, that these C19 buildings do not have any significant historical or architectural value, and that the development of the site would have a neutral effect in regard to objective B.

3.2.3 Having said that, these farm buildings are within the existing settlement boundary, and do not form a part of any extension to that settlement boundary, so it is not understood why the local authority should have given any weight to them in its analysis of the Landboat site. It is our considered opinion that these buildings should not in all reality be part of the analysis comparing the Landboat Farm site to the School site, and to do so is not showing consistency in the analysis of the relevant proposal sites. It is concluded that the Landboat site has clear advantages over the School site in regard to objective B for the reasons set out above.

#### 3.4 - C) Mitigating the effects of climate change

- 3.4.1 It is again not made clear by the authority why the 17% of the Landboat Farm site within the flood zones 2 & 3 should be so significant. As was shown above, this area of the allocated site is not required for development, and was only included by the authority because they arbitrarily used the line of the stream as the southern boundary of the potential allocation. This area could be easily omitted from any future allocation, and still leave a site comparable in area to the School site as described in section 1 above. The authority choose instead, in their analysis of this factor, to compare the 17% of Landboat Farm within the flood plain to the School site, rather than comparing the 83% of Landboat site which could be developed and is in the same flood zone 1as the School site.
- 3.4.2 It should be noted that the land on the opposite side of the road, to the east of the primary school, also drains to this stream, and would have an equal impact on surface water drainage as this site. There does not seem to be any reason, therefore, why the Landboat Farm site should be given a negative score for its impact on climate change, when the School site is given a neutral score. Surely the impact of both sites should be similar in relation to the sustainability objective of mitigating the effects of climate change?

#### 3.5 - D) Safeguarding and minimising resource use

3.5.1 It is considered that the impact of developing these sites has been addressed correctly by the authority with regard to this sustainability objective, in that both sites will have a similar potential impact.

#### 3.6 – E) Promoting economic growth and employment

3.6.1 There will be no loss of employment potential within the Landboat Farm site, as suggested in sustainability objective E, owing to the loss of the agricultural buildings.

Firstly, the buildings should not be considered within the potential allocation site for reasons outlined in section 1 above. Secondly, these buildings are redundant for modern farming methods and replacement buildings have both been approved and built to the east of the recreation ground, where farming activities have been moved to already. Relocation of the farm's dairy businesses has enabled the next generation to be employed, and three extra jobs have been created as a result of the move. The existing buildings are redundant because they are in poor condition and not suited to modern farming activity. They are also too close to a residential area, and have a potential to cause nuisance by virtue of smell and noise to those nearby residents. Irrespective of the current inclusion of this part of the site within the Landboat Farm allocation in the sustainability appraisal, these farm buildings lie within the existing defined settlement boundary of Cheriton Fitzpaine, and could be the subject of an application for redevelopment to residential use before long in any case. It is recommended, therefore, that the redevelopment of the western part of the Landboat Farm site should not be a factor in this assessment, and that the remainder of the site will have a neutral impact on this factor, as for the School site. The Landboat Farm site, therefore, should be given a score of 0 for this factor in line with the other sites for consideration in the village, and not a negative score as proposed by the local authority.

#### 3.7 – F) Supporting retail

3.7.1 It is agreed that the impact of both development sites on this factor would be the same.

#### 3.8 - G) Meeting housing needs

3.8.1 The sustainability assessment score of +2 is endorsed for this factor, particularly as both sites, if developed at the same density of 20 dwellings per hectare will generate the same level of development; 22 dwellings for the School site, and 23 dwellings on the Landboat Farm site.

#### 3.9 - H) Ensuring community health & wellbeing

- 3.9.1 The Landboat site is given a score of -1 for this sustainability objective, but the School site is given a score of +1. The main reason for this seems to be the perceived loss of 'public open space'. However, as has been pointed out with regard to the farm buildings, this area of land also lies within the existing settlement boundary, and so should not form part of any consideration of an extension to the latter.
- 3.9.2 The impact of the loss of the 'open space' area has, in my opinion, been overplayed by the local authority. Firstly, as has been pointed out in paragraph 1.2

above, this area of land is within the existing defined settlement boundary, and should not form part of the discussion on the extension of that boundary for the purpose of identifying further housing allocations. Secondly, the 'open space' referred to by the authority has never been used as such, and was created by the owners of Landboat Farm to act as a visual buffer between the farm buildings and the dwellings in Cherry Meadow as a way of mitigating any potential nuisance problems for residents of the latter. The 'open space' land does not have any public access, contrary to the authority's statement on this factor. The one property that has a private access on to this land is occupied by a member of the Carr family, and the land can only used by family members. The site may have been designated as 'important land for sport and recreation' in the past, but it never has and cannot in future fulfil this function. The development of the Landboat allocation would give the opportunity to provide a larger, and better shaped and located, area of open space elsewhere within the proposed development area. This would actually allow an area of open space to be provided truly for public use, and should be considered as a positive factor in discussing the issue of community health and wellbeing.

3.9.3 The development of the Landboat farm site could equally "improve community cohesion through linking the main part of the village with White Cross" and could also "ensure short walking distances to the school." There is no reason, therefore, why the Landboat site should be given a far worse score for this factor than has been given to the School site when, indeed, there is every argument that it could in fact create more community cohesion as it could actually physically link Cherry Meadow and White Cross. In addition, if the School site were to be developed, around half of its housing would be at a greater distance from the school than similar potential housing on the Landboat site, and some of the houses on the former site would be at a distance of nearly twice as far from the school as on the Landboat site by virtue of the fact that the former has a site frontage nearly twice the length of the latter.

#### .3.10 - I) Delivering the necessary infrastructure

3.10.1 With the exception of the Barnshill site, this is the only site with an existing vehicular access. It needs some improvement to bring it up to residential estate road standard, and pedestrian access to White Cross could be provided across the site frontage, which would be a positive benefit to the residents there. The basic access, albeit a 'farm track' is in place and it is currently large enough to accommodate an estate road access and, as the authority points out, adequate visibility at the access "is considered achievable." For the School site, however, the authority merely state that "an adequate access is achievable, which would appear to be the same as for the Landboat site. What the authority does not say, however, is that the creation of an estate road access and visibility to the north of the road into the School site would require considerably more work to construct than it would for the Landboat Farm site. This is partly because the construction would have to start from scratch and the School site access would also have to have disproportionately longer visibility splays

constructed because of its location on the inside of the bend. The impact of this fact on the visual amenity of the area was discussed above in paragraph 3.1.2 above. As adequate access can be provided at both sites it is not understood, therefore, why the Landboat site should be disadvantaged against the School site by being awarded a negative score for this sustainability objective and, given the existence of a large access requiring shorter visibility splays on the Landboat Farm side of the road, it is argued that the latter site should in fact be given the higher score for this sustainability objective. It is noted that there is pupil capacity at both primary and secondary school for pupils to be accommodated without expansion. No mention is made of capacity at the sewage treatment works, but it is assumed, therefore, that this is not an issue for either site also.

3.10.2 One final point with regard to the existing primary school is that the development of the School site for housing could prevent the future expansion of the school in years to come, if expansion of the school is required at some time in the future, be it for more buildings or recreation space. It would be unfortunate, therefore, if the ongoing necessary development of this village is restricted because the school cannot be expanded to meet the increased demand in schooling from any future development beyond that being currently considered.

#### 4.0 Conclusion

4.1 It is with some concern it is noted, on behalf of the landowners of the Landboat Farm site, that their parcel of land does not seem to have been considered on a likefor-like basis with the preferred School site. An analysis of the two sites under the sustainability objective headings set out in the report seems to suggest a bias in favour of the School site to the detriment of the Landboat Farm site. This objection statement has set out to highlight the anomalies and discrepancies in the authority's report, and has attempted to compare the two sites like-for-like, particularly with regard to focussing on land outside the current defined settlement boundary for the village and by using a comparable housing density of 20 dwellings per hectare. Accordingly, it is considered that the Landboat Farm site will provide both a positive and a sustainable site for future residential development. Allocation of the part of the Landboat Farm site, outside both the existing settlement boundary and flood zones 2 and 3, will have a positive impact on the protection of the environment, meeting housing needs, ensuring community health and wellbeing, and delivering the necessary infrastructure. In terms of the protection and promotion of the historic environment, mitigating the effects of climate change and promoting economic growth and employment, the proposed allocation has similar advantages to the School site. Overall, it is put forward that the correct scoring of both sites in relation to the sustainability objectives should give the Landboat site an advantage over the School site, and it should be the former of the two sites that should be identified as

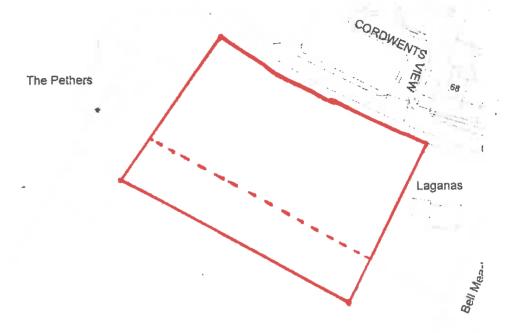
the preferred site to be taken forward as an allocation in the emerging Local Plan Review document alongside the Barnshill Close site.

Keith Garside BA(Hons) MRTPI 08/04/2015





# SITE LOCATION PLAN AREA 5 HA SCALE 1:1250 on A4 CENTRE COORDINATES: 299994, 112474





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