

Inspector's Matters, Issues & Questions (MIQs)

Matter 9 – Sites Allocated for Development in the Plan

1.1 This Matter Statement has been prepared on behalf of Wates Developments Limited (Wates) in response to Matter 9, specifically in respect to Strategic Policy HA16 (Question 12).

Issue 2 – Whether the other sites (settlement site allocations) allocated in the Plan and associated policies are justified, effective, consistent with national policy and positively prepared?

Question 12 - Is Strategic Policy HA16: Small Dole Housing Allocation sound? a) SMD1?

- 1.2 Yes. A significant amount of work has been undertaken by both the Council and Wates Developments, who have a controlling interest over the entirety of the site, to demonstrate this.
- 1.3 In terms of landscape characteristics, whilst the site is generally visually enclosed, it is possible to gain long views towards Truleigh Hill, in the National Park, from the higher sections of the site at the northern edge. The site also forms part of panoramic views from the Open Access area on Truleigh Hill. The site is visible in these views, particularly the upper, northern parts of the site, and the western edge. The south eastern part of the site is more visually enclosed by landform and existing vegetation.
- 1.4 In light of this, we acknowledge the objective of criterion a of SMD1 to concentrate development in the most enclosed part of the site to the east whilst encouraging public access to the northern and western part of the site in the form of open space. In order that this part of the Policy is effective we consider that it should not be overly prescriptive and instead that it be important that the extent of development be informed by the design development process. On this basis, we consider that additional wording be added at the end of criterion a to read *“The extent of the developable area should be informed by an LVIA that would be required to support the planning application at the site”*.
- 1.5 It is proposed to mimic the existing site drainage and drain surface water to the watercourse to the south. The post-development rate of runoff into the watercourse would therefore be limited to the existing (greenfield) rate. In order to achieve this it would be logical for the surface water to be routed to a detention basin at the natural low point, adjacent to the existing watercourse that runs along the sites southern boundary as required by criterion b of Policy SMD1.
- 1.6 As set out within our previous representations, information was provided on the site sustainability whilst work had been undertaken to inform the proposed means of access which would be via Shoreham Road (A2037), as sought by criteria d of Policy SMD1. This requirement is entirely appropriate given that this road (the main route into and out of Small Dole) runs alongside the site's eastern boundary. The visibility splays at the site access and Shoreham Road junction are contained within the public highway boundary and can therefore be provided and maintained in perpetuity.

- 1.7 Having regard to the requirements of Policy SMD1, a Vision Document has been prepared (which accompanied our Regulation 19 representations) which illustrate how a development of at least 40 new homes could be delivered at the site. Wates Developments are a recognised national developer with a strong track record within the District and so are capable of delivering the subsequent planning permission at the site. For all of these reasons, Policy HA16 is considered sound.