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Matter 5, Issue 5.4. (HA23)

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SBC in the SHELAA for site HA23 recommend a maximum housing density of 30 dwellings for the development site, due to buffer zones to Country Park and the Church Cliff Farm conservation area. Policy DEC3 works on the assumption that 30 dwellings is policy for a development site of one hectare (unless there is specific evidence to indicate otherwise for a particular site). However for the HLSMA Question 13; Historic Environment , the assessment comments for this section state that there will be constraints on development plan and style. If one factors into this the Magic.gov.uk map¹ for the surrounding developed area around HA23, this highlights the current housing density revealing that when working on a mean average current density is 20 Bungalows per hectare and for development to be sympathetic to existing housing around the location, a lower density would be appropriate.

Although this would be an issue at the Planning Application Stage it links into the Viability model [Doc CD14] and raises questions on the viability of this site. The viability for this site shows a negative (amber) result for the cumulative model and then add this to the aforementioned issues, a lower yield in density and this site will NOT be viable.

Concerning Ref: Item 57,² the housing density for this site HA23 is NOT Justified or Consistent with National Policy nor likely to be effective in helping to deliver the plans visions, aims and objectives.

For the above reasons the proposed housing allocation site HA 23 should be dismissed.

¹ See Appendix .

² Document EX10.

Appendix.

Matter 5. Issue 5.4 Efficient use of Land and Buildings (Policy DEC3)

Magic.gov.uk map Shows the surrounding developed area Wooldale Drive/ Parishes Estate around site HA23 it highlights the current Housing Density.

Using the measurement tools available within the Magic site the following calculations are determined.

Site HA23 Total site size is 1.62 hectare, due to constraints this will be reduced by buffer zones to Country Park and Church Cliff Drive - Conservation Area.

The 1.62 hectare total site size is illustrated as the outlined full red box

The one hectare size measurement is within this larger red box, and highlights the current density of housing .

Box 1 = 23 Bungalows

Box2 = 18 Bungalows + = 60 Divide by 3 = Average Density 20

Box3 = 19 Bungalows

Working on a mean average current housing density is 20 Bungalows per hectare and for development to be sympathetic to existing housing around the location, a lower density of Bungalows would be appropriate.

