

The Clerk
Idmiston Parish Council
By email

25th February 2016

Dear Sirs,

**RE: Potential Planning Application for residential development
Site on land opposite the Horefield Estate, Idmiston Road, Porton (Sites p7a & p7b in
the Neighbourhood Plan draft)**

I write to you on behalf of my client, the owner of the above site, which has been identified as a potential development site in the emerging Neighbourhood Plan. We would wish to address the Parish Council/Neighbourhood Plan Forum with the potential to develop this site for housing and would seek the views of the Parish Council at this early stage as part of the pre-application discussions which we shall also be holding with Wiltshire Council. We have also copied these submissions to the Ward Councillor for his information.

My client is a local resident and is therefore very much aware of the interest in the village of how to successfully accommodate new growth within the Parish(es) whilst maintaining its attractiveness and we feel that the development of this site, given its location, would achieve both. The site is shown in Figure 1 below



Figure 1 – Site Location

In preparing these draft submissions for the site we have considered in detail the Wiltshire Core Strategy and also most importantly the emerging Neighbourhood Plan.

The Neighbourhood Plan includes an initial site assessment undertaken by that document as to potential future housing sites.

The site itself, which has no likely objections from County Highways, is identified as Site 7a/b and the site engendered some 79% support from local people as to its potential development – see Table of Preferred sites.

The development would, given its proposed scale, provide for affordable housing in accord with the Wiltshire Core Strategy and also in accord with Policy 14 of the emerging Neighbourhood Plan. In terms of Policy 17 of the Plan we submit that this site:-

- Is well related to the existing village envelope and has three sides which adjoin existing residential development.
- That the existing topography of the site would also prevent any distant views of development across the countryside.
- That the development is of modest scale and whilst the policy seeks that generally development should not exceed 10 dwellings we consider that a slight increase above that on this site would deliver additional much-needed affordable housing and would also allow the provision of some “lower density” bungalow development which could be suitable for local older people.
- That the development form proposed, albeit in its infancy, would reflect the character and variety of the existing pattern of development both within the villages and in the context of this particular site itself.
- That the development would also follow the lines of the contours of this sloping site to ensure its “fit” with existing land form.

In accord with Policy 18 the indicative site layout would provide for significant private amenity space for all the proposed dwellings and we note that Proposal 18 requires only sites for new development should be those identified in the Neighbourhood Plan which of course this site is.

In addition to the above we submit that the potential development of this site, as well as meeting the housing needs of the local area, would also provide the following benefits even at this initial stage: -

- The provision of much-needed affordable housing in accordance with Wiltshire Council policy given the number of units proposed
- The provision of a footway across the site
- The inclusion of bungalows within the proposed development to provide homes suitable for older people
- The provision of car parking for residents opposite to the site as well as appropriate parking in accordance with standards for the development itself.

