

Richard Hollinson
Policy Group Leader
Planning Policy Group
Investment and Regeneration
Kirklees Council
Civic Centre 3,
Market Street,
Huddersfield, HD1 2YZ

16th December 2016

Dear Richard,

KIRKLEES LOCAL PLAN – ALLOCATIONS & DESIGNATIONS – LAND AT WINDSOR FARM, CHIDSWELL LANE, DEWSBURY, WF12 7SW – DAVID WILSON HOMES – SUPPORT FOR SITE REFERENCE H559

We write on behalf of our clients David Wilson Homes to provide Kirklees Council (the Council) with further information in respect of the deliverability of their land interest at Windsor Farm, Chidswell, which is currently proposed by the Council as a residential land allocation under Site Ref.H559. Our clients fully **support** the principle of the proposed allocation of the site by the Council within the Publication Draft Local Plan (November 2016).

It is our considered opinion that the development proposals are situated in a suitable and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

Site H559 – Representations Summary

- We fully support the principle of the proposed allocation of the site by the Council.
- One deliverable and viable development proposal is being put forward for the Council's consideration for the provision of 280 homes, public open space and an access through the site to the adjacent land allocation MX1905.
- The proposed development can enhance the eastern area of Dewsbury through a sensitive extension to the existing urban area, whilst importantly enhancing well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District.
- The proposed number of homes to be delivered at this site are required to meet both the Sub-Area's and District's housing needs.
- The development provides the opportunity to facilitate the delivery of a significant number of economic and social benefits.
- The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site.
- The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

In our original submissions to the Council we were promoting the comprehensive development of the site in isolation. However, in the intervening period discussions have been undertaken with the landowner and promoters of the draft mixed use allocation Ref. MX1905, Land east of, 932-1110 Leeds Road, Shaw Cross/Woodkirk, Dewsbury. Which is identified in the Draft Local Plan Allocations & Designations document as being located within the Batley & Spen Sub-Area and having a capacity of 1,535 homes.

We can confirm that these positive discussions with the adjacent landowners have continued since the submission of our previous representations to the Council dated 18th January 2016.

The nature of the discussions with the adjacent landowners and promoters are associated with the delivery of a new vehicular access to site Ref.MX1905 through the Windsor Farm site in order to enhance the accessibility of the mixed-use allocation.

In our previous representations to the Council we identified two potential development options associated with the Windsor Farm site as follows: -

- The development of the site in isolation to deliver circa 250 homes and associated open space; &
- The development of the site with the inclusion of an access road connecting site Ref.MX1905 to Owl Lane (B6128) alongside the delivery of circa 250 homes and associated open space.

On account of the positive discussions that have taken place with the adjacent landowners, we now wish to propose one potential development option for the site as follows: -

- The development of the site with the inclusion of an access road connecting site Ref.MX1905 to Owl Lane (B6128) alongside the delivery of circa 280 homes and associated open space.

This latest option ensures that our client's development proposals are in full accordance with the Council's policy requirements for the site as identified in the Publication Draft Local Plan.

These representations demonstrate that the proposed development option for the site is deliverable and will provide a sensitive extension to the existing urban area, delivering new homes to meet the needs of the District and providing long term permanence to the Green Belt boundary in this location.

Whilst this letter seeks to identify the site's planning, sustainability and deliverability criteria, it should be read in conjunction with the following documentation which are considered later in these representations:-

- STEN Architecture – Updated Masterplan - December 2016
- Pegasus – Landscape & Visual Statement and Green Belt Assessment – January 2016

The above documentation have been enclosed with this letter for ease of review.

Importantly, this letter should also be read alongside our representations associated with the Draft Kirklees Local Plan Strategies and Policies document.

SUSTAINABILITY CONTEXT

The site comprises approximately 8ha of arable farmland on the southern edge of Chidswell, Dewsbury, West Yorkshire. The site is contained on its north eastern, north western and south western boundaries by roads. These boundaries are defined by managed hedgerows and other variable boundary features including stone walls, post and rail fencing, post and wire fencing. Hedgerows vary in condition and intactness and are notably absent along certain sections. The south eastern boundary is defined by a small stream along which lies an intermittent hedgerow.

The site has a gently sloping western aspect lying as it does on the western slopes of a local ridgeline that aligns broadly with Chidswell Lane. This road forms the north eastern boundary of the site and as such, the site lies within a locally elevated location. Gawthorpe Water Tower stands prominently within 200m to the south east of the site and is a prominent landscape feature owing to this elevation.

Residential dwellings within Chidswell lie immediately beyond Windsor Road to the north of the site with the Dewsbury Rams Rugby League Stadium and Shaw Cross industrial development lying to the north-west beyond Owl Lane (B6128). The restored site of former Shaw Cross Colliery and landfill site lies to

the south west of the site although at the time of writing, it is noted that new dwellings were being built at Amberwood Close (part of a wider planning application 2014/62/90780/E, approved November 2014) to the south of the B6128.

The site is located within a sustainable location and is well located in terms of accessing jobs, shops and services via non-car modes of transport. Bus stops are located within 400m of the site along Windsor Road and Owl Lane. Dewsbury Train Station is located within 2km of the site. The site lies only 2km to the east of Dewsbury Town Centre and the number of services and facilities it provides. Shaw Cross Infant & Nursery School is located within 400m from the site. Shaw Cross Business Park is located within 400m to the south of the site. There are also two public houses located within 400m of the site's boundaries.

The site is considered to be positioned in a sustainable location.

With regard to emerging planning policy guidance, the Publication Draft Local Plan Strategies & Policies document identifies that the site is located within the Dewsbury & Mirfield Sub-Area where a significant level of new housing allocations (including approximately 5,000 homes within Dewsbury) are due to be located. A number of homes which is commensurate with the number of settlements located within the Sub-Area; the number of services and facilities available within each of these settlements; the area's location in respect of the strategic transport network; and its overall capacity for sustainable growth.

Furthermore, as identified in our response to the Publication Draft Strategies & Policies document, we consider the Council's proposed annual housing requirements, and accordingly the number of new homes to be allocated in the Local Plan, as being too low. It is therefore imperative that deliverable draft housing allocations such as the Windsor Farm, Chidswell site are retained within future versions of the Local Plan.

Overall, we believe that the site can be considered a logical extension to the settlement area of Chidswell and Dewsbury. Whilst the site comprises open land, its boundaries are clearly well-defined and if developed has the ability to contain development within a framework of settlement and associated open space.

THE PROPOSED DEVELOPMENT

As identified above, our client is now seeking to progress with one development option at the site following positive discussions with the adjacent landowners. The development option provides for the delivery of a new vehicular access to site Ref.MX1905.

Notwithstanding the above, we wish to make it clear at this point that we believe that the site can come forward in isolation on account of the evidence provided within these representations and the enclosed documents.

The development option is as follows: -

- A size, layout and configuration capable of supporting a sustainable housing scheme of up to 280 homes providing the ability to meet a range of housing needs;
- Delivery of approximately 0.5Ha of new areas of public open space on site located in the central areas of the site;
- The creation of strong new planted woodland boundaries of 0.38ha in size to the south, forming an enhanced and further defined edge to the proposed development and the Green Belt beyond;
- Appropriate vehicular access can be taken from Owl Lane, Windsor Road and Chidswell Lane, with new proposed pedestrian and cycle connections to existing linkages located to the north, east, and west of the site; &
- The delivery of a vehicular access connecting Site Ref.MX1905 to Owl Lane (B6128).

On account of the above the development can enhance the eastern area of Chidswell and Dewsbury through a sensitive extension to the existing urban area, whilst importantly enhancing well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District.

We believe that the proposed number of homes to be delivered at this site are required to meet both the Sub Area's and District's housing needs. The proposed quantum and density of the proposals would enable the delivery of a high quality housing development that can reflect the character of the area and deliver a mix of housing from first time buyers through to family homes. Importantly the developers are committed to delivering the full provision of 20% affordable housing within the development proposals. A total of 56 affordable homes.

Finally, the proposed development quantum and masterplan are David Wilson Homes' initial views on how the site could be developed. David Wilson Homes would seek to undertake a comprehensive community consultation exercise with local members, residents and community groups to tailor make the development proposals to meet the needs of the local area where possible.

When determining whether to allocate this site for housing it is important that the Council places great weight towards the benefits that the delivery of up to 280 homes and the associated development can provide. These include the following:-

- Creating sustainable communities through meeting market and affordable housing needs, offering existing and potential residents of the District the opportunity to live in the house and location they desire.
- Delivering significant financial contributions through Community Infrastructure Levy payments towards the improvement of Chidswell's and Dewsbury's and the District's infrastructure.
- New capital expenditure in the region of £34m creating substantial direct and indirect employment opportunities of approximately 108 new jobs of which 70% are usually retained in the local area.
- Sustaining and improving the District's labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area by approximately £6.6m per annum, creating 41 jobs in these sectors.
- Provision of funding towards public services from an estimated figure of £2.6m from the Government's new homes bonuses & annual council tax payments of circa £430k per annum.
- Safeguarding and enhancing areas of environmental quality through creating on-site and off-site management schemes.

The development of 280 new homes at the Windsor Farm, Chidswell site can deliver substantial benefits to the local area and wider District. The National Planning Policy Framework seeks to encourage sustainable growth and identifies in Paragraph 8 that economic growth, such as that which this site can deliver, can secure higher social and environmental standards.

LANDSCAPE & GREEN BELT ASSESSMENT

A Landscape & Visual Statement and Green Belt review has been carried out by Pegasus Group on behalf of David Wilson Homes in respect of the Windsor Farm, Chidswell site. The review presents the landscape and visual context of the site as well as a consideration of the extent to which the site contributes to the purposes of the Green Belt.

In considering the extent to which the site contributes to the purposes of the Green Belt, master planning considerations have been presented to illustrate how development could respond positively within the landscape and benefit the wider Green Belt. These master planning considerations are summarised below have been informed by the analysis of the landscape and visual context.

With regards to the site's current location within the Kirklees Green Belt, the document provides an assessment of the site against the five Green Belt purposes identified in Paragraph 80 of the National Planning Policy Framework. The conclusions of this assessment are identified below.

- ***The development of the site would not result in unrestricted urban sprawl:-***

The assessment of the relationship of the proposed site and the existing Green Belt area with the current built up area boundary requires consideration in relation to the potential for urban sprawl. The degree of containment provided by adjoining built up areas can indicate how much proposed development may potentially project development from the existing boundaries of the built up area.

It is stated within the Council's Green Belt edge review (appendix 4a) that "*Development would breach existing strong boundary south east of Windsor Road. Contained on three sides but south side is the Wakefield boundary (green belt)*". In the earlier Green Belt Review undertaken in 2011 the site's function (as an identified parcel of land) against this purpose is described as "*prevents sprawl of Chidswell. Part of northern boundary and western edge adjoin existing built up area*". In conclusion it states "*No merger of Chidswell with Ossett but helps prevent sprawl of Chidswell southwards*".

The site is constrained by the local road network on three sides and these features would act to prevent sprawl in these directions. The only potential for sprawl would be to the south and in this regard the review fails to acknowledge the presence of a small watercourse along this boundary which as a physical landscape feature forms the administrative boundary between Kirklees and Wakefield. This boundary has the potential through sensitive master planning to form a robust green belt boundary as well as improve the character of the remaining green belt south of this stream.

In addition it is noted that the approved development to the west of Owl Lane (Planning Application reference 2014/62/90780/E, approved November 2014) brings the settlement edge (and green belt edge) further south along Owl Lane in the vicinity of the site entrance to Amberwood Close (currently under construction).

Given the topography of the site and the limited inter-visibility with the landscape to the east of Chidswell Lane, with appropriate master planning considerations the site offers considerable potential to round off the urban area and provide a more subtle and natural urban edge. In conclusion, there would be no unrestricted sprawl.

- ***The development of the site would not result in the merging of adjacent settlements:-***

Strategically in the context of Kirklees, assessment of this Green Belt purpose is the identification of the role this portion of the Green Belt performs in terms of preventing built up areas (i.e. land not in the Green Belt), from merging into one another. In the context of the proposed site this relates to the settlement of Ossett (located within Wakefield) to the south.

It is stated within the Council's Green belt edge review (appendix 4a) that the site forms part of a "*Restricted gap*". In the earlier Green Belt Review undertaken in 2011 its function against this purpose was also assessed. It was identified as Area N12b (South Chidswell) where it was considered that "*some development could take place without resulting in a merger, or the appearance of built up areas merging together*". Area N12b was described as "*Part of a larger green belt area between Chidswell and the settlement of Ossett in neighbouring Wakefield District. Not critical to maintaining the gap between these two settlements*". In conclusion the review stated "*No merger of Chidswell with Ossett but helps prevent sprawl of Chidswell southwards*".

Whilst it is acknowledged that there is development along Owl Lane, the character and more open and sporadic nature of this development (relative to the separate areas of settlement) is not considered to have the potential to result in a 'merging' effect as a result of the development of the

site. There would remain an undeveloped parcel of land between the settlements. The site therefore is considered to perform a role of lower importance in preventing built up areas from merging. In conclusion, there would be no merging of neighbouring towns.

- ***The site does not assist in safeguarding the countryside from encroachment:-***

To assess this aspect of the five purposes of the Green Belt, an appraisal of the extent to which the land constitutes “open countryside” can be made. At a local level, the site falls within Landscape Type E8 - Batley – Dewsbury Rural Fringes. The site displays landscape characteristics associated with this landscape type being as it is a limited area of intensive arable cultivation in an otherwise predominantly pastoral agricultural context. However, the landscape type is described as a “fragmented landscape” with “urban fringe pockets”. This is especially true of the site given the strong influence of the immediate urban context on landscape character. The sense of tranquillity and rural character present in some areas of the Landscape Type are not displayed here where urban expansion is a more defining characteristic.

It is stated within the Council’s latest green belt edge review that “*Narrow extent of Green belt in Wakefield with sporadic development. High risk of encroachment*”. In the earlier Green Belt Review undertaken in 2011 its function (as a specific parcel of land) against this purpose was assessed. In this review it was stated that the “*western portion comprises urban fringe land whilst the remainder forms part of larger area of open countryside to the east*”. In this regard it is noted that the western portion represents the proposed site and was therefore assessed as being “*urban fringe*”.

The site has a gently sloping western aspect lying on the western slopes of a local ridgeline that aligns broadly with Chidswell Lane. This western aspect coupled with development and vegetative features present along Chidswell Lane act to visually separate the site from the landscape to the east. Except in a small number of locations along the boundary of the site on Chidswell Lane where the site can be seen in opposing views to views of the landscape to the east, there are no locations where these are seen together.

Whilst the site currently demonstrates some rural characteristics in terms of its arable agricultural use and the presence of rural landscape features, it has a very limited visual relationship with the wider rural landscape to the east and is considered to perform a role of lower importance in this regard.

It is also noted that there is no public accessibility across the site and no connectivity with the wider landscape. In conclusion, the site is not part of the open countryside.

- ***The proposed development of the site will have no detrimental effect on the setting and special character of historic features:-***

Both the 2011 and 2015 Kirklees Green Belt reviews identify that there are no historic towns within Kirklees. In order to assess this purpose in relation to this site, consideration is given to conservation areas, listed buildings and other features of historic significance. There are no listed buildings or features of designated historic significance within or immediately surrounding the site and there is no inter-visibility between the site and any such features within the wider landscape.

In the earlier Green Belt Review undertaken in 2011 the site’s function against this purpose was assessed where “no relationship” was identified. As such the site performs no role in terms of this purpose.

- ***To assist in urban regeneration, by encouraging the recycling of derelict and other urban land:-***

It has been identified as part of the production of the new Local Plan process that there is insufficient capacity available from urban regeneration sites to meet proposed future development growth in Kirklees, therefore sites will have to be sought outside the currently defined urban area. In conclusion, the site does not perform a role in this purpose.

With regards to the impact of the development on the Green Belt, the review concludes by stating that in combination with the revised boundary associated with the approved development to the west of Owl Lane, the site offers considerable potential to round off the urban area, provide a robust green belt boundary and create a more subtle and natural urban edge to Chidswell. Development on the proposed site would have little influence on the green belt land to the east (which is acknowledged to have been accepted as a mixed use site option) due to the visual disconnect created through the local ridgeline that aligns broadly with Chidswell Lane. Sensitive treatment of the southern boundary has the potential to improve the character of the remaining green belt to the south through the creation of a more subtle urban interface.

In respect of potential landscape and visual effects, and the positive benefits of development on the remaining adjacent Green Belt, the review identifies that the existing green belt boundary is somewhat abrupt and contributes to a somewhat fragmented urban fringe character. There is considerable potential to create an equally robust green belt boundary along the southern boundary of the site which would create a less abrupt urban edge and provide a more natural green belt boundary that would complement the remaining agricultural context. There are also opportunities to provide improved connectivity with the wider footpath network and greenspace network.

Whilst it is acknowledged that there are a number of sensitive visual receptors that would be able to see the development of the site, these are all within close proximity and heavily influenced by existing built form in the immediate locality. Sensitive master planning would therefore minimise visual influence of development.

This landscape review element of the document has identified that the site is not subject to any major landscape constraints that would prohibit its development. Local constraints have been identified that can be used to inform the identification of an appropriate landscape framework to harness development. These constraints have been identified alongside opportunities for landscape creation/enhancement strategies set out in the landscape framework plan enclosed within the enclosed document.

The review identified the following development opportunities:-

- Characteristic landscape features present within the site (such as hedgerows and stone walling) offer potential to enhance the setting of the development;
- Opportunities to develop strong green infrastructure within the site and provide recreational linkages with the wider landscape;
- Potential to improve the approach to Chidswell from the south at this gateway location;
- Potential to 'round off the urban edge which is influenced in this locality by the new development to the west of Owl Lane Constraints;
- The site is clearly visible (although it is noted that this is limited to locations in the immediate vicinity); &
- Sensitive visual receptors such as residents and users of public footpaths lie within close proximity.

Taking the above into consideration the review provides a "zone plan" to describe key issues pertaining to each part of the site in terms of guiding a sensitive master planning. The review also includes guidance in respect of access and linkages. The master planning guidance presented within the review is as follows:-

- **Zone A – The Central Area of the Site:-**
Undeveloped part of the site on the lower slopes that offers potential to achieve higher densities most discretely.

- **Zone B – The North East Corner of the Site:-**
An extension to zone A with no physical differences except being at a greater elevation. Development has the potential to be more conspicuous in this locality from locations to the east and master planning should seek to incorporate open space, lower densities and reduced building heights to minimise adverse effects.
- **Zone C – The Western Boundary of the Site:-**
Comparable qualities to other zones but this edge would require sensitive master planning in terms of its relationship with Owl Lane on the approach into Chidswell. There is potential to retain and incorporate existing and established landscape features into the master planning layout and augment this through additional planting and open space.
- **Zone D – The Southern Boundary of the Site:-**
Potential to create a strong landscape buffer and new Green Belt boundary that will provide a less abrupt and more sensitive transition to the existing green belt thus improving the character of the remaining green belt to the south.
- **Zone E – The Northern Boundary of the Site:-**
Comparable qualities to other zones but this edge would require sensitive master planning in terms of its relationship with the existing urban edge. There is potential to retain and incorporate existing and established landscape features into the master planning layout as well as create linkages with the urban greenspace network to the north.
- **Access and linkages:-**
Due to the proximity of the site to the local road network, access into the site would be available from Owl Lane, Windsor Road or Chidswell Lane. The development of the site offers potential for strong linkages and green infrastructure improvements to be implemented including a connection between the adjacent urban greenspace to the north of Windsor Road and connections with the wider public footpath network to the east. Connections could also be implemented with the new development to the west.

The identified landscape framework was fundamental in guiding the masterplan option for the site and the formulation of the amended development proposals.

Through utilising the conclusions of the assessment, David Wilson Homes have sought to formulate a development which can enhance the eastern area of and Chidswell Dewsbury through a sensitive extension to the existing urban area, whilst importantly enhancing well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District.

DELIVERY TIMESCALES

Due to the site's location within the Green Belt we envisage that a planning application for the proposed development could be submitted to the Council by summer 2018, following the predicted adoption of the Local Plan in early 2018.

Taking into account the proposed submission date, and any further delays associated with the adoption of the Local Plan, it is currently envisaged that first dwelling completions on the site will take place in the monitoring year 2019/20. Other than the delivery of the site's initial access infrastructure there are no other major infrastructure works that need to take place prior to the commencement of delivery of new homes on the site. Accordingly, the development will commence within a year of the submission of the planning application. Due to the site's size there would be one development/selling outlet delivering new homes at the site. It is therefore anticipated that the development will deliver a yield of at least 35 homes annum.

The table below provides the site's cumulative dwelling delivery projection per annum that the Council can use within their housing trajectory.

Year	No. of Homes Cumulatively
2018/2019	0
2019/2020	20
2020/2021	55
2021/2022	90
2022/2023	125
2023/2024	160
2024/2025	195
2025/2026	230
2026/2027	250
2027/2028	280

The identified areas of public open space, landscape planting and potential access road will be delivered commensurate with the progression of the development and made available for use at an agreed point with the Council.

The development proposals can therefore deliver significant benefits to Chidswell and Dewsbury within the next five years alongside making a significant contribution to the Council's ongoing 5-year housing land supply requirements.

DELIVERABILITY ASSESSMENT

In accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, we believe that the site can be considered as a ***Deliverable*** residential development site on account of: -

Suitability

The site is located in a suitable location for residential development now. As identified above, a sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities and public transport. A suitable access can be provided from existing highways and there are no technical constraints which would preclude the development of the site for residential use.

Availability

The site is available for development now. The site is available for residential development as there are no legal or ownership constraints as David Wilson Homes have an interest in the site and by virtue of this and previous submissions are expressing an intention to develop the site for residential use.

Achievability

A viable housing development can be delivered on the site within the next 5 years. David Wilson Homes are seeking to develop the site for residential use. Prior to the progression of development sites they undertake a thorough marketing and economic viability assessment for each site, including an assessment of any site specific abnormal costs. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years.

Deliverability Conclusion

The site can be considered a deliverable residential development site and its release would deliver a number of economic and social benefits as identified above.

Our assessment findings in relation to the site's deliverability corroborates the Council's own assessment undertaken in their 2014 Strategic Housing Land Availability Assessment (SHLAA). The SHLAA was prepared as part of the evidence for the Publication Draft Local Plan and identifies that the site was incorporated into the larger site Ref.715 (Draft Mixed Use Allocation Ref.MX1905).

The Council's own SHLAA conclusion for the whole site was that it is considered to be a deliverable residential development site *"with no or few constraints, or where any constraints can be overcome in the relevant timeframe and which could contribute to the supply of housing in the short term (0- 5 years)"*.

FURTHER TECHNICAL WORK

The conclusions of the technical work that have been undertaken at this point are included within the enclosed documentation. Initial survey work undertaken by our client in respect of the site's development have not identified any issues that would adversely impact on the site's deliverability.

However, our clients would be willing to undertake further, more detailed, assessments of the local highway and drainage networks in order to demonstrate that there are no technical constraints that would preclude the development of the site.

CONCLUSIONS

On the basis of the information provided within this letter, and the enclosed documentation, we wish to place on record our **support** for the proposed allocation of Land at Windsor Farm, Chidswell for residential development within the Publication Draft Kirklees Local Plan.

The proposed development can enhance the eastern area of Dewsbury through a sensitive extension to the existing urban area, whilst importantly enhancing well defined, robust, boundaries in perpetuity to provide long term permanence to the Green Belt in this location of the District.

We believe that the proposed number of homes to be delivered at this site are required to meet both the Sub-Area's and District's housing needs. The development also provides the opportunity to facilitate the delivery of a significant number of economic and social benefits.

The development proposals are situated in a **suitable** and highly sustainable location in respect of existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.

The site is **available** now as it is under the control of a national house builder who is actively seeking to secure planning permission for the residential development of the site.

The site can also be considered **achievable** as our clients can deliver new homes on the site within the next 5 years.

Should you require any further details or clarification on the content of this letter please do not hesitate to contact me.

Yours sincerely,

PAUL BUTLER

Director

paul.butler@pbplanning.co.uk

Enc.

STEN Architecture - Masterplan Option - December 2016

Pegasus – Landscape & Visual Statement and Green Belt Assessment – January 2016