

15<sup>th</sup> February 2023

**Mr Andy Mead**

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**Our Ref:** MMNP/28/01

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Dear Mr Mead

Thank you for sending through the Procedural Matters and Questions on 8<sup>th</sup> February 2023. The Council's response to Question 4b: *"Do the proposals for Sites C, G & H provide sufficient clarity for effective development management? For example, would it be preferable for the allocations to state: "No more than 11 dwellings" at Site C; "No more than 8 dwellings" at Site G and "No more than 6 dwellings" at Site H?"* is set out below.

We understand that the current wording for site allocations C, G and H is based on the outcome of the Site Options Assessments and the Design Code, which were undertaken by AECOM on behalf of the Neighbourhood Forum. In comments on the draft plan, we suggested that a more detailed pro forma was considered for site allocations to have regard to delivery, highway considerations and key development considerations. In our comments on Regulation 14 we stated that the large size of the proposed allocations could attract speculative development to cover whole plots.

We consider that, for example, "no more than 11 dwellings" instead of "At least 6 terraced houses fronting Common Edge Road and 1 detached dwelling or 5 terraced houses fronting School Road" for site C, "no more than 8 dwellings" instead of "5 detached dwellings or 3 detached plus 5 terraced houses" at Site G and "no more than 6 dwellings" instead of "3 detached dwellings or 1 detached plus 5 terraced houses" at Site H would provide more flexibility to guide the development of the site allocation. An upper limit stated in the policy would help guard against inappropriate development that covers whole plots and would assist in protecting the distinctive character of the Moss.

Any decisions that are undertaken on housing development on the housing site allocations would consider the design policies that are set out in the Local Plan, as well as national planning policy and guidance. The Design Code produced to support the Neighbourhood Plan can help inform decisions on the development of the site allocations.



I hope this response will assist you in your examination of the Neighbourhood Plan.

Yours sincerely

Jane Saleh  
Head of Planning and Transport Strategy

