

Filtered Data Export

Full name: Mathew Dalton-Aram

Organisation (where relevant): Dalton-Aram Planning Limited

Other party name (if relevant): Mr J Werb

Proposal:

5. Development in the Towns and Villages

1. To which part of the Development in the Towns and Villages chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SD05

2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.: N/A

2(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible.: The LPA's decision to exclude Seat_11 from the emerging local plan is not considered to be correct.

2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The Site Selection report for Seaton highlights that Seat_11 'is not within or adjacent, or otherwise well-related, to Seaton.' However, this is not correct.

Firstly, Seat_11 is to the immediate north west of Seat_02 'Land at Barnards Hill Lane' which is allocated for 40 dwellings within the emerging Local Plan. Therefore, Seat_11 is adjacent to a proposed strategic housing allocation and well-related to Seaton under the emerging Local Plan.

Secondly, there are material circumstances that are different to when the LPA conducted its assessment of the site under the Site Selection report. The site now has a

extant planning permission for the construction of a dwelling. Planning permission was granted permission 22/2582/FUL (appeal ref. APP/U1105/W/23/3332347). The appeal inspector found the site to comprised previously-developed land within a sustainable location that is well related to the town's services and facilities. The Inspector also found that development on the site would not have a harmful impact on the landscape, ecology, trees, residential amenity or the surrounding highway network. Seat_11 is also not within the Green Wedge (unlike Seat_02) and would have no impact on the coalescence of nearby settlements.

Planning permission for the construction of a second dwelling on Seat_11 has also been submitted to the LPA at the time of writing this representation.

It is, therefore, considered that Seat_11 should be allocated within the emerging Local Plan for housing development.

3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:

N/A

3(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.: The LPA's decision to exclude Seat_11 from the emerging local plan is not considered to be correct.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the

relevant policy or paragraph. Please be as precise as possible.: The Site Selection report for Seaton highlights that Seat_11 'is not within or adjacent, or otherwise well-related, to Seaton.' However, this is not correct.

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4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?: No

4(a). If yes, and you wish to support this part of the Development in the Towns and Villages chapter's compliance with the duty to co-operate, please use this box to set out your comments.: N/A

4(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter fails to comply with the duty to co-operate. Please be as precise as possible.: The Site Selection report for Seaton highlights that Seat_11 'is not within or adjacent, or otherwise well-related, to Seaton.' However, this is not correct.

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It is, therefore, considered that Seat_11 should be allocated within the emerging Local Plan for housing development.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: To articulate the reasons why Seat_11 should be allocated within the emerging Local Plan and to provide evidence that could not be submitted at earlier stages of the plan's production (i.e. the grant of planning permission) subsequent to the consultation of the emerging local plan.