

## Charlotte Bogg

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**From:** Steve Axford  
**Sent:** 07 December 2015 21:02  
**To:** Charlotte Bogg  
**Subject:** Potential Development Sites - Sites Consultation November - December 2015

I would like to register my agreement with the local plan housing strategy and current development site selection strategy and methodology employed. As a resident of Flaxton, I note that this strategy does not allow any building outside current Development limits except in the locations named, which do not include Flaxton. All of the sites proposed in Flaxton sit outside the Limits of Permitted Development, so should not be developed for housing. Furthermore, these sites are also unsuitable for the following reasons:

1. The sites do not accord with the Local Plan Strategy (Spatial Strategy) and are too small to make a significant contribution to the local housing stock.

2. The sites do not give ready access to key services and utilities:

There is a limited bus service.

There is no railway station within 5 miles.

They are far from commercial and employment areas.

The nearest primary and secondary schools are beyond 15 minutes walking time and not readily accessible by public transport.

The nearest hospitals and doctors' surgeries are also beyond 15 minutes walking time and not readily accessible by public transport.

3. Although fluvial flood risk at site 397 may be low, development on this site would interfere with surface water drainage from the village and exacerbate existing surface water flooding issues.

4. Highway access from site 397 to York Lane is only allowed via existing accesses across common land. These cannot be surfaced except with loose material and cannot be widened.

5. Development of site 397 is likely to affect the adjacent SINC on Flaxton Green and also affect great crested newts, a Biodiversity Action Plan protected species. It also overlaps the Conservation Area and would have an effect on protected trees.

6. Sites 397 and 432 are on agricultural land and their development would detract from the open landscape character of these sites.

7. Development of site 397 would cause waste water treatment issues, as this site cannot readily be connected to the main sewer.

I was surprised that I was not specifically included in the consultation with a written communication, like my neighbours, as my garden is included as part of site 397. I hope that you will be able to take my views into account in the production of a full draft of the Local Plan Sites Document.

Dr Stephen Axford