

This response is a follow up to my earlier consultation WC-26-01-360420.

Planning approval is subject to a number of natural and man-made constraints noted on Statement of Compliance section 2.1 Constraints (page 7) which includes existing gas and water mains and informs that "all of the constraints have been adhered to in the development of the detailed scheme".

This document fails to identify that developable area represented by the outline application exceeded the allocated area set out by the Inspector when WHSAP approval was granted. This is evidenced in Graham Hill, Chief Flood Warden's response WC-26-06-37940 (page 7).

Statement of Compliance section 3.1 Design Evolution (page 9) includes the following : "With due regard to the plans approved and those aspirations from the outline an early sketch was produced to adhere to the identified constraints and reflect those key design principles. The initial sketch was reviewed in detail by a team of expert consultants before evolving into a Planning Layout that as a team we felt would be supported". It appears that proposal has not adhered to the identified constraints as evidenced below but is in effect a negotiating start point.

Page 17 (01) of Statement of Compliance proposes a variation : "Very minor adjustment to land use shape to achieve a better shaped development blocks and edges". Thus the proposal requires an even larger site than already excessive area required.

Urban Design consultation document WC-26-01-359878 noted that easements were inappropriately sited and recommended "relocate the gas main and easements within the public realm/adopted highway and set building frontages further back. It is noted that a water main, which includes a 10.4m easement, is currently positioned beneath front garden and parking spaces in eastern part of the site. To prevent future conflicts and ensure a consistent high quality, attractive main street, the water main and its easement should be relocated within the adopted highway, following the same design approach applied to the gas main". The easements required to gas and water mains are not sited within extent of adopted highway.

Wessex Water DC's consultation document WC-26-06-379408 further evidences the importance of correct treatment of mains and easements

Report for Strategic Planning Committee meeting dated 22nd February 2023 Application Number 20/00379/OUT includes on page 28 "In any event, the scheme as applied for is for up to 180 dwellings, which does allow flexibility to reduce the numbers should that be necessary at REM stage because of unforeseen issues". If all constraint conditions are not compromised then a lower density is acceptable.

Housing Enabling Team consultation document WC-26-01-359625 regarding affordable housing requirement sets out clearly the needs of local people and includes the required provision of 2 x 2 bed/3 person bungalows as part of Affordable Rent units.

blue fox planning has addressed Housing Enabling Officer's response in Document Reference: 25.0004-SCR: Actions taken from Consultation Responses – 15.05.2026. No provision has been made for bungalows despite this being written in bold as a requirement so the proposal still does not fully meet specific requirements set out in Housing Enabling Team's consultation dated 06th January 2026.

These 2 units could be built at north-eastern area of site in place of currently proposed 2.5 storey dwelling. It would respond positively to existing townscape, a row of 20th century bungalows, and may contribute to a sense of community.

I therefore object to this proposal on the following grounds:

Proposal does not fit into the Planning Layout without variation which is a design not an unforeseen issue and does not adhere to requirement to properly site utility mains and easements within the public realm/adopted highway. I think it essential that Case Officer treats each breach of Identified Constraints as failure to submit an acceptable application and rejects the compromised "Planning Layout that as a team we felt would be supported".

Proposal still does not meet specific requirements set out in Housing Enabling Team's consultation dated 06th January 2026.

Proposal takes no regard of requirement for any developer to ensure that account is taken of existing infrastructure in effect looking into the proposed built form.