Here is a model letter for commenting on or objecting to the proposed PYE Homes development. It is based on arguments that affect planning decisions. You can copy it, or better still write your own words based on the content. You might have additional comments to make.

You can be cut and paste it directly into the WODC web site comments section for planning application 17/01966/FUL

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Amended planning application number 17/01966/FUL**

**Erection of 13 houses on land south of William Buckland Way**

I wrote in August 2017 objecting to Pye's proposal to build 18 houses south of William Buckland Way. Pye have now submitted an amended plan for 13 houses on half the site. The objections I made for the original application are still valid, and I want to ensure they apply to this amended plan.

My original letter of objection was submitted before the Inspector had made his report on the Local Plan. I now wish to make the following additional points against the application.

The Local Plan Inspector has said that windfall sites on the edges of rural villages in the AONB will need to be judged by the need for affordable housing for people with a village connection. Stonesfield has built 34 affordable houses in the last few years, well in excess of the need as identified by WODC's housing lists. The village certainly doesn't need seven more expensive houses.

The original application was entitled Phase 2. When Charity Farm was first planned there was no indication of a second phase. This amended plan is for 13 houses on half the site. It is clear that the other half of the site could easily be developed at a later stage – stage 3? Whilst the amended plan is what will be considered at the Uplands committee, I would strenuously suggest that the probable development of the remaining part of the site should be considered, as there will be easy access from William Buckland Way. The remaining half of the site could have another ten houses resulting in overall development of 23 or more houses.

In view of my original objections, what the Inspector said against windfall sites, and the possible development of the rest of the site, I hope that the Council, like the Parish Council, will refuse this application.