

# HEARING STATEMENT ON BEHALF OF SOUTH WEST STRATEGIC DEVELOPMENTS

## **MATTER 5: DELIVERABILITY OF SITES**

1.0 We do not specifically question the deliverability of many of the sites identified in the emerging plan and consider it is a matter for the developers and landowners to show how they are deliverable.

1.1 However, we have the following general points to make in respect of deliverability:

- Consideration needs to be given as to the capacity of Parsonage Farm in light of the recently completed heritage work that was undertaken to identify how any adverse effects of this development on the Grade 1 Listed St Decumans Church will be mitigated;
- When considered alongside existing permissions a large proportion of land supply is under the control of a single small/medium sized developer. This may lead to delays in delivery rates; and
- The site designated under policy LT1 has significant constraints as the revised policy wording put forward by the council clearly sets out. Furthermore it is expected that rescue archaeological excavations will be taken out but the potential costs of this have not been substantiated, nor the viability of the site tested.