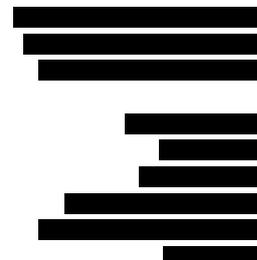


15 May 2015
Savills BDW mid hearing reps 14 05 15



Mr David Hogger
c/o Planning Policy
North Dorset District council
Norden
Salisbury Road
Blandford Forum
DT11 7LL

Tim Hoskinson



Dear Mr Hogger

NORTH DORSET LOCAL PLAN PART 1 – ADDITIONAL MID HEARING WRITTEN MATERIAL

The following comments on the Explanatory Notes and Schedule of Changes Arising from the Hearings are made on behalf of Barratt David Wilson Homes in relation to land to the south east of Wincombe Business Park.

MDH006 The Council's Broad Strategy

The extension of the plan period to 2031 along with the increase in housing provision to 285 dpa to take account of second homes is welcomed. It is important that this is considered as a minimum requirement to reflect concerns regarding the SHMA, which pre-dates the introduction of the NPPF and associated practice guidance and has acknowledged shortcomings in relation to economic growth or affordable housing needs.

In relation to the capacity of broad locations for growth referred to in MHDH006, we would again highlight that there are opportunities for the expansion of Shaftesbury on land adjoining Site 8 within the administrative boundary of Wiltshire Council as recognised in proposed modification ref 8/18/8. The need to identify this area as a direction for future growth is highlighted by the housing trajectory, which projects that only 7 new homes will be delivered in Shaftesbury in the period 2021 to 2031.

The need for an early review of LP1 is recognised in section 5 of MDH006, this should be reflected in the wording of the Local Plan with a clear indication of the proposed timescale and a firm commitment to delivery.

Section 6 of MDH006 recognises that it will be necessary to bring forward broad locations for housing growth in advance of LP2, this recognition is welcomed in relation to the land adjoining Wincombe Business Park where proposals are well advanced and a full planning application has been submitted. The Council acknowledged during the course of the examination that the land adjoining Wincombe Business Park clearly identified in the local plan and can come forward early in the plan period. As set out in our previous statements, an allocation on the proposals map for the land adjoining Wincombe Business Park in LP1 would help to add weight to the Council's five year land supply position.

MDH008 Housing Trajectory

The identification of land adjacent to Wincombe Business Park for delivery in the first 5 years of the plan period is fully supported. As noted in our previous submissions, this site is suitable, available and deliverable in line with the housing trajectory and is subject to a full planning application. We do however remain concerned that LP1 is reliant on broad locations for growth to meet the 5 year land supply and would support the inclusion of the site within the settlement boundary with a corresponding allocation for development on the proposals map.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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At the very least the detailed trajectory set out at Appendix A of NDH008 should be included in LP1 as this will provide transparency and assist with the monitoring and implementation of the plan.

MDH018 Schedule of changes

Change ref 4/3/14 Policy 3 page 45 para 4.19

The requirement for detailed energy statements is not justified as building standards are already addressed by other legislation and the modifications to Policy 3 (4/3/17) delete this requirement.

Change ref 5/6/13, page 87 para 5.14

Housing provision should be expressed as a minimum of 285 dwellings per annum as set out in MDH006

Changes ref 5/6/14, 5/6/15, 5/6/16, 5/6/17, 5/6/18, 5/6/19

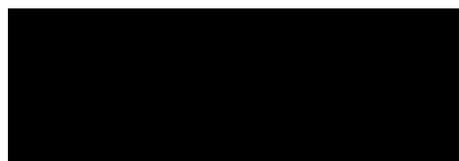
The plan period should be adjusted to run to 2031, with associated changes to the number of homes for each town and a total of at least 5,700 to reflect the approach as set out in MDH006.

Change ref 8/18/8

The commitment to joint working with Wiltshire Council to bring forward development on land adjoining Wincombe Business Park within Wiltshire Council's administrative area is welcomed.

I trust that these comments are of assistance in considering the proposed amendments to the plan.

Yours sincerely



Tim Hoskinson
Associate Director