

**D W TAYLOR and SON LTD**  
**RESPONDENT ID No. 1598**  
**Mid Hearing Statements**

**NORTH DORSET LOCAL PLAN 2011-2026/2031**  
**PART 1**

**EXAMINATION IN PUBLIC**  
**RESPONSE TO MID HEARING STATEMENTS BY NDDC**

**MHD006**

**ON BEHALF OF D W TAYLOR & SON LTD**

**BY**  
**M. D. BROWN, FRICS, MRTPI**

## **MHD006**

1. This document issued by NDDC is headed Issue 1: Duty to co-operate, Legal Requirements and the Council's Broad Strategy. On its cover it makes no reference to employment land. That to me is symptomatic of the lack of genuine proactive drive and support for sustainable economic development.(NPPF Core Planning Principles).
2. At the hearing in the afternoon of 11th March Mr. Lane of Savills and myself seriously challenged the planning authority's view as to the supply of employment land at Blandford. I invited the inspector to visit some of the Key sites listed for Blandford. The inspector confirmed he had done so. I made a note that Trevor Warwick appeared to accept a need to look at employment land in Blandford. Section 4 of this paper does not do so.
3. All that part 4 of MHD006 does is to set out how "as part of the work to inform the preparation of the Dorset LEPs Strategic Economic Plan,..the council undertook a simple "bottom up" check to examine the capacity of the key strategic employment sites... The council now refer to that as a "reality check". With respect the council appears to offer nothing new.
4. One of the key sites referred to is entirely occupied by existing businesses (warehouses on the brewery site). I see nothing to calculate what the net increase in floor area might be. It could even be a net reduction. I see nothing to compare existing employment with what might be achievable. Would there be any net increase? The simple fact is that reputable commercial agents are unable to identify deliverable sites other than for small new businesses in small units on "business parks".
5. This paper does not convince me that the planning authority is planning "*proactively to meet the development needs of business*" or "*support an economy fit for the 21<sup>st</sup> Century*" (NPPF20).
6. An early review of the local plan is essential to reassess the employment requirements and any (lack of) delivery of additional employment on key sites with a view to making additional allocations to help achieve economic growth.