

15 May 2015  
Addition 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 Taylor Wimpey in relation to land to the east of the former Creamery site, Sturminster Newton.

**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.

Paragraphs 3.15 to 3.20 of MDH006 recognise the capacity of land to the south of Elm Close / east of the former Creamery (SHLAA site ref 2/54/059) to accommodate 45 dwellings on the basis that it is not necessary for the allotments to be provided on the site. This is supported. As set out in our previous representations and stated at the Examination, Taylor Wimpey control additional land located to the east of Elm Close at Elm Close Farm, as show on Plan 1, which could provide a suitable location for the allotments as well as a broad location for the future growth of the town.

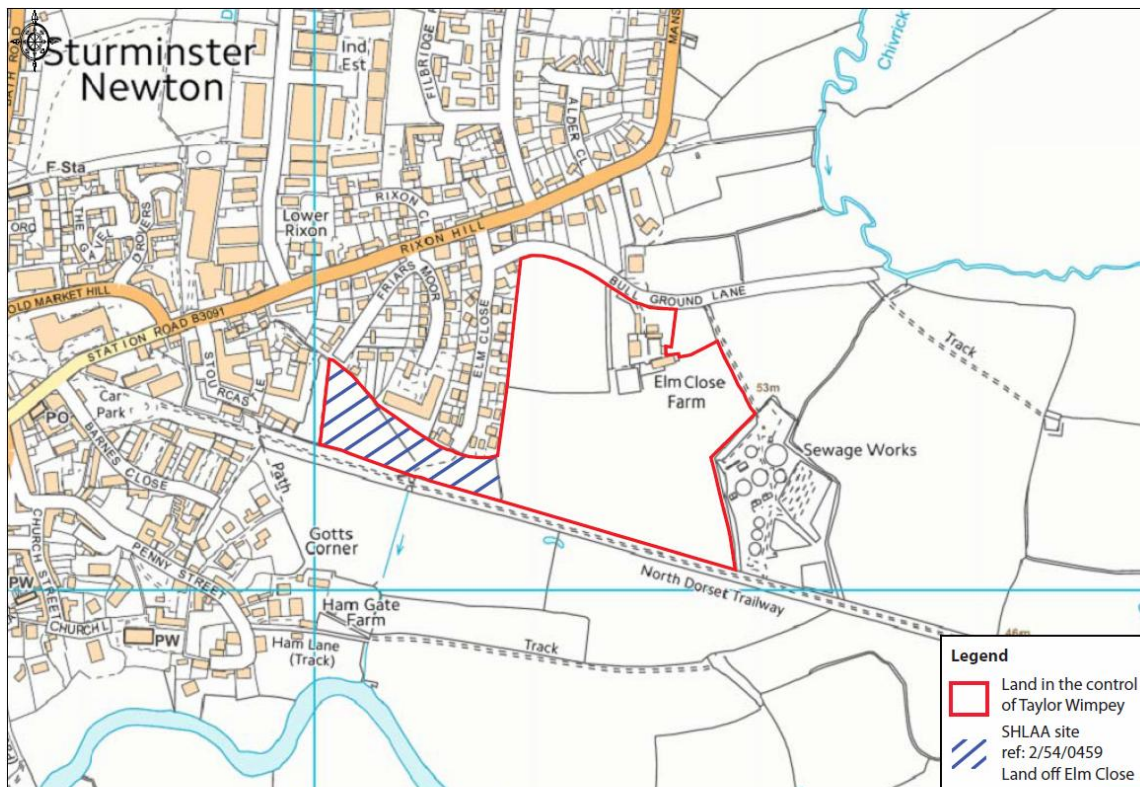
It is of particular concern that LP1 does not identify any broad locations for growth at Sturminster Newton beyond 2021, from which time it is entirely reliant on windfall, with zero new homes forecast in 6 out of 10 years between 2021 and 2031. Consideration should therefore be given to the identification of additional broad location for growth to the east of Elm Close to meet longer term growth needs.

The need for an early review of LP1 is recognised in section 5 of MDH006, this should be the reflected in the wording of the Local Plan with a clear indication of the proposed timescale and a firm commitment to delivery. An important component of this review will be to address the longer term growth needs of Sturminster Newton, which under LP1 is entirely reliant on windfall/infill sites from 2021 onwards and has zero growth from 2026 onwards.

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 to the east of the former Creamery, which as stated at the Examination hearing session is suitable, available and deliverable early in the plan period. Allocation of the land to the east of the former Creamery on the proposals map would help to underpin the soundness of the plan and add weight to the Council's five year land supply position.



Plan 1: Land in the control of Taylor Wimpey at Elm Close Farm



This map was created with Promap



### MDH008 Housing Trajectory

The identification of land adjacent to the east of the former Creamery, Sturminster Newton for delivery in the first 5 years of the plan period is fully supported. As stated in our previous submissions, this site is suitable, available and deliverable in line with the housing trajectory. 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. 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 8/18/26 Policy 19 and change ref 8/19/24 page 232 para 8.168*

The proposed modifications do not achieve the objective set out in paragraphs 3.15 to 3.20 MDH006 of increasing the development capacity of land to the east of the former Creamery (site 6 on figure 8.4 / criterion h of Policy 19) to 45 dwellings.

The proposed modifications create greater uncertainty by stating that the allotments will be provided to the east of the former creamery, whereas it is clear that the intention from criterion h of Policy 19 and paragraphs 3.15 to 3.20 of MDH006 that this site is intended for development. As set out at the Examination hearing session, Taylor Wimpey control additional land to at Elm Close Farm which is located to the east of Elm Close and south of Bull Ground Lane, part of which could be made available for allotments should the need arise.


The last sentence of paragraph 8.168 should be deleted as this is not justified and does not represent the most appropriate approach; flexibility should be maintained over future allotment provision. It is unreasonable to seek to locate allotments at the end of Elm Close when this area is identified for development and there is potentially suitable land available at Elm Close Farm which is located to the east of Elm Close.

Criterion r of Policy 19 should be amended as follows:

r additional allotments including consideration of land to the east of the town at Elm Close Farm to the east of the former Creamery site.

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

Yours sincerely



Tim Hoskinson  
Associate Director