

Planning Policy (North Dorset)  
South Walks House  
South Walks Road  
Dorchester  
DT1 1UZ

Chapman Lily Planning Ltd  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 22<sup>nd</sup> January 2018  
Our Reference: 575-MH

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir\Madam,

**RE: NORTH DORSET LOCAL PLAN REVIEW ISSUES AND OPTIONS CONSULTATION: RESPONSE ON BEHALF OF MANSTON LVA LLP**

I write in response to the North Dorset Local Plan Review Issues and Options Consultation on behalf of Manston LVA LLP.

Manston LVA LLP own a parcel of land approximately 0.55 hectares in area located in Manston, on the north side of the B3091, as shown edged red on the enclosed site location plan.

Manston LVA LLP consider that the land at Manston as indicated on the attached location plan constitutes a logical site for a small scale residential development appropriate to the size of the village. The site is a well-located site and there are no known constraints to its development. It can therefore make a meaningful contribution towards housing supply in the district.

Response to consultation question 1:

In response to consultation question 1, Manston LVA LLP consider that setting a housing need requirement of 366 homes per year is an appropriate starting point figure for future housing needs. Such a figure reflects the standardised methodology for calculating housing needs that has been published by the Government. However, it is suggested that the final annualised housing target may also need to be uplifted to reflect any residual shortfall in housing supply from previous years at the point at which the Local Plan Review is adopted (paragraph 1.7 of the consultation document notes the present shortfall in housing supply).

Response to Consultation Question 4:

In response to consultation question 4, Manston LVA LLP consider that amending the existing spatial strategy to allow limited growth at Stalbridge would not go far enough in itself in

addressing the need for housing growth in the District. They would suggest that the increased housing requirements that the Local Plan Review will need to address requires a more fundamental change in the manner in which housing is provided in the District, otherwise there is a danger of needs not being met.

As is noted in the consultation paper, there is at present a shortfall in housing against the current Local Plan target. With the significant increase in housing supply that the Local Plan Review may seek to accommodate it is considered appropriate to adopt a more flexible approach than is proposed by consultation question 4. Whilst Stalbridge may well be able to accommodate a proportion of the required growth it is considered unlikely to be able to accommodate all.

Manston LVA LLP consider that the spatial strategy in the new Local Plan Review should take a positive and proactive approach to reasonable developments in villages such as Manston where such developments are well located to the settlement and the quantum of development can be proportionate to the size of the settlement. The land at Manston, if developed by up to circa eight homes is one such example. Such sites can in combination make a significant contribution towards housing delivery and help to maintain the sustainability of the smaller settlements. Development of such an infill site within the village can be undertaken such as to preserve the character and appearance of the area and should become part of a flexible policy whether there is a formal settlement boundary or not.

#### Response to Consultation Question 5:

Manston LVA LLP consider that the spatial strategy needs to be revised to be more positive in relation to development in and adjacent to the villages, large and small. The villages, including Manston can play a significant role in helping to meet the Council's future housing targets.

Whilst the larger towns can indeed be the focus for new development, unless the spatial strategy is revised to be more flexible in relation to housing delivery in and around smaller settlements it is entirely possible that the housing shortfall will continue. Sites such as that at Manston are available and deliverable, and we would suggest that the Local Plan Review should take a proactive response to the development of such sites.

Paragraph 55 of the National Planning Policy Framework states that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities'*. Furthermore, National Planning Practice Guidance states that *'all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence'*.

Response to Consultation Question 21:

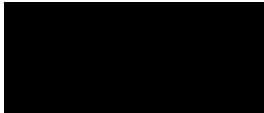
As above, Manston LVA LLP consider that the spatial strategy needs to be revised to be more positive in relation to development in and adjacent to the villages. The villages, including Manston can play a significant role in helping to meet the Council's future housing targets.

Conclusions:

It is considered that development of the land north of the B3091 at Manston can make an important contribution to the delivery of housing in the district. Manston LVA LLP therefore consider Local Plan Review should take a proactive approach to the delivery of housing in such suitable locations across the district, including the villages. Doing so would facilitate the increase in housing supply that the Local Plan Review seeks to deliver and also aide in the sustainability of such villages.

Please do not hesitate to contact me if you have any queries or would like to discuss the comments in this letter.

Yours faithfully,




Matthew Holmes BA (Hons) MA MRTPI



Land North of B3091, Manston, Nr Sturminster Newton: Location Plan

On behalf of Manston LVA LLP



Key:  Application site boundary

Project No. 575-SP  
Drawing No. LPO1  
Prepared by: SAP  
Scale: 1:1250 @ A3  
Issue Date: 24.02.2016

