

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: 1319-MH

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

Dear Sir\Madam,

**RE: NORTH DORSET LOCAL PLAN REVIEW ISSUES AND OPTIONS CONSULTATION: RESPONSE ON BEHALF OF NYLO HOMES LTD**

I write in response to the North Dorset Local Plan Review Issues and Options Consultation on behalf of Nylo Homes Ltd.

Nylo Homes Ltd have an interest in a parcel of land approximately 1.1 hectares in area situated north of New Road, Shaftesbury as shown edged red on the enclosed site location plan. Nylo Homes Ltd consider that the land north of New Road, Shaftesbury is a well-located site that abuts the current settlement boundary of the Shaftesbury and is therefore a logical location for an extension to the town. The site is well contained on all three sides and already seen in the context of housing at the northern edge of the town. It is therefore an appropriate location for new residential development. The site benefits from existing vehicular access and there are no known constraints to its development meaning that it can come forward in a timely manner. Its development can make a meaningful contribution towards housing supply in the district.

Response to consultation question 1:

With regards to setting an appropriate level of housing growth as part of the Local Plan Review, Nylo Homes Ltd consider that setting a housing need requirement of 366 homes per year is an appropriate starting point. Such a figure reflects the standardised methodology for calculating housing needs that has been published by the Government.

Nylo Homes Ltd would suggest 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 plan Local Plan Review is adopted (paragraph 1.7 of the consultation document notes the present shortfall in housing supply).

Response to Consultation Question 12:

Nylo Homes Ltd do not agree with the conclusions regarding the areas of search identified around Shaftesbury. It is considered that the conclusions in respect of area H are too 'broad brush' and do not take account of the varying constraints across the search areas. Nylo Homes Ltd would suggest that the land north of New Road, which lies at the extreme eastern end of area H and is contiguous with the existing settlement boundary of Shaftesbury is an appropriate location for new residential development.

Area H is discounted in the Issues and Options consultation document on the grounds of topography, landscape and heritage assets, together with the routing of the proposed Enmore Green Link Road. However, the land north of New Road does not contain any heritage assets and nor does it sit on the proposed route of the link road. With regards to topography, whilst the land slopes slightly from south to north, the fall is not such as would materially affect the development potential of the site. Furthermore, the visual containment of the site means that development would not have an adverse impact on the wider landscape in our view. Therefore, the development potential of the land north of New Road is not affected by the constraints that may affect the remainder of area H.

It is noted that the land north of New Road is closer to the town centre than some of the other areas of search. Therefore, in sustainability terms the site has advantages over some of the other areas of search shown in the Issues and Options document. This lends further weight to our view that the land north of New Road is an appropriate location for development.

Nylo Homes Ltd therefore consider that the land north of New Road as shown on the enclosed location plan can accommodate an appropriate quantum of housing development and contribute towards the overall supply of new homes that may be delivered in and around Shaftesbury over the plan period. The conclusions of the areas of search should therefore be updated to note that the eastern end of area H at the land north of New Road is capable of development in principle.

Conclusions:

Nylo Homes Ltd support a review of the Local Plan and are pleased to note that the Council is taking steps to look to accommodate an increase in housing supply. The need to provide for more homes has been identified in both the Strategic Housing Market Assessment and, latterly, in the

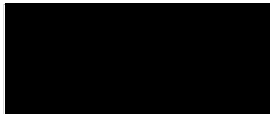
government's consultation on a standardised approach for calculating housing needs. It is appropriate for the Council to take steps to meet those needs.

It is considered that development of the land New Road, Shaftesbury can make an important contribution to the delivery of housing in the district. For the reasons given above, Nylo Homes Ltd consider that the policies of the Local Plan Review should take a proactive approach to the delivery of housing in such suitable locations across the district, including at the land north of New Road.

Please do not hesitate to contact me if you have any queries or would like to discuss the comments in this letter. If you feel that it would be helpful to meet and discuss the benefits of the site's development the owners would be happy to do so.

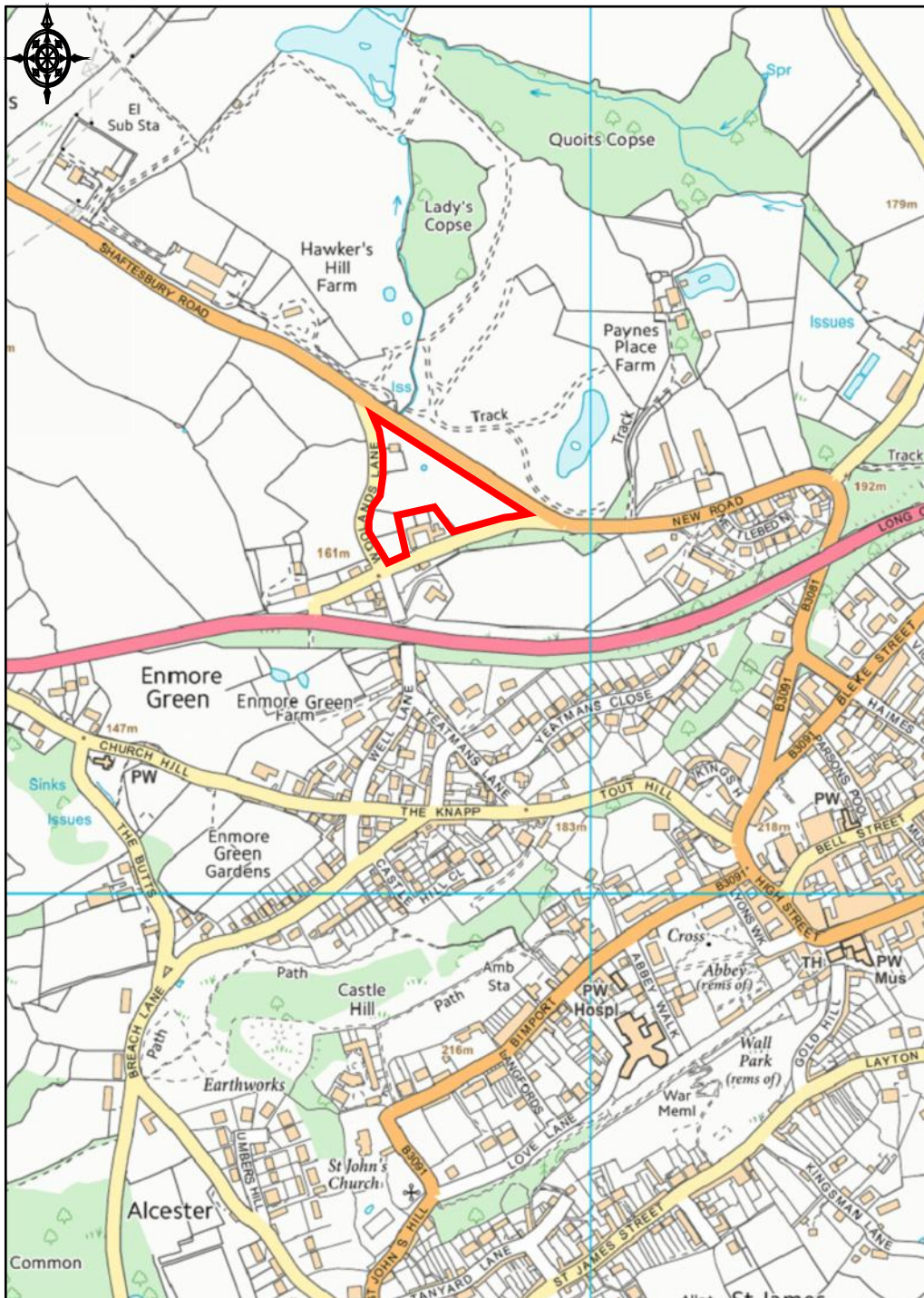
Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

A solid black rectangular box redacting the signature of Matthew Holmes.

Matthew Holmes BA (Hons) MA MRTPI

Land north of New Road, Shaftesbury



Ordnance Survey © Crown Copyright 2018. All rights reserved.  
Licence number 100022432. Plotted Scale - 1:7500

