

Planning Policy (North Dorset)  
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Dorchester  
DT1 1UZ

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

Date: 22<sup>nd</sup> January 2018  
Our Reference: 1200-MH

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

Dear Sir\Madam,

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

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

Pennyfarthing Homes Ltd have an interest in a parcel of land approximately 2.7 hectares in area situated south of Home Farm, on the southern edge of Fontmell Magna as shown edged red on the enclosed site location plan.

Pennyfarthing Homes are presently in discussion with Fontmell Magna Parish Council regarding the possible inclusion of the site in the Fontmell Magna Neighbourhood Plan as a site to deliver new homes plus other community infrastructure. The site is a well-located site that is free of any significant development constraints and it can come forward in a timely manner. It can therefore make a meaningful contribution towards housing supply in the district. Development of the site as proposed would comply with Policy 6 of the current North Dorset Local Plan Part 1.

Response to consultation question 1:

With regards to setting an appropriate level of housing growth as part of the Local Plan Review, Pennyfarthing Homes Ltd 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.

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[REDACTED]

In cognisance of the present shortfall in housing delivery in the District against current Local Plan targets Pennyfarthing 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). It is acknowledged that doing so may increase the figure above 366 homes, but it is recommended that in order for the Local Plan Review to be robust any shortfall from previous years should also be reflected in the housing requirement.

#### Response to Consultation Question 4:

Pennyfarthing Homes Ltd consider that amending the existing spatial strategy to allow limited growth at Stalbridge, whilst a response towards boosting housing supply, would not go far enough in itself in addressing the need for housing growth in the District. It is clear that the increased housing requirements that the Local Plan Review will need to cater for warrants a step change in the manner in which housing is provided in the District, otherwise there is a danger of needs not being met.

Any review of the spatial strategy needs to account for the present shortfall in housing against the current Local Plan target. With the significant increase in housing supply that the Local Plan Review is going to accommodate Pennyfarthing Homes Ltd contend that it would be advisable 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.

Pennyfarthing Homes Ltd consider that the spatial strategy in the new Local Plan Review should take a positive and proactive approach to reasonable developments at the edges of villages such as Fontmell Magna where supported through the neighbourhood planning process or a Site Allocations Development Plan Document. Such sites can in combination make a significant contribution towards housing delivery.

#### Response to Consultation Question 5:

Pennyfarthing Homes consider that the spatial strategy needs to be revised to be more positive in relation to development in and adjacent to the larger villages, not just restricting it to meeting local needs. The villages, including Fontmell Magna 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 the Home Farm, Fontmell

Magna site are available and deliverable, and we would suggest that the Local Plan Review should take a proactive response to the development of such sites.

Encouraging proportionate growth in villages can contribute towards the viability of such communities by providing housing for new families. It can also help to support local services. 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'. Elsewhere, 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, Pennyfarthing Homes consider that the spatial strategy needs to be revised to be more positive in relation to development in and adjacent to the villages, not just restricting it to meeting local needs. The villages, including Fontmell Magna can play a significant role in helping to meet the Council's future housing targets.

#### Conclusions:

Pennyfarthing Homes Ltd support a timely 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 for such increased housing supply is noted in both the Strategic Housing Market Assessment and, latterly, in the government's consultation on a standardised approach for calculating housing needs and it is appropriate for the Council to take steps to meet those needs.

A series of technical studies have been commissioned with a view to preparing a housing scheme for the Home Farm, Fontmell Magna site and a public consultation exercise is due to take place on the 22<sup>nd</sup> and 23<sup>rd</sup> of January 2018. It is anticipated that a pre-application submission to the Local Authority is anticipated following adoption of the Neighbourhood Plan.

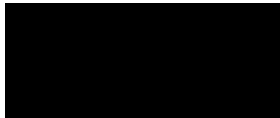
It is considered that development of the land south of Home Farm, Fontmell Magna can make an important contribution to the delivery of housing in the district. For the reasons given above, Pennyfarthing Homes Ltd consider that the policies of the Local Plan Review should take a proactive approach to the delivery of housing in such suitable locations across the district, including 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.

It is worth noting that the core planning principles set out in paragraph 17 of the NPPF include to '*actively manage patterns of growth...and focus significant development in locations which are or can be made sustainable*'. The Fontmell Magna site is one such sustainable location.

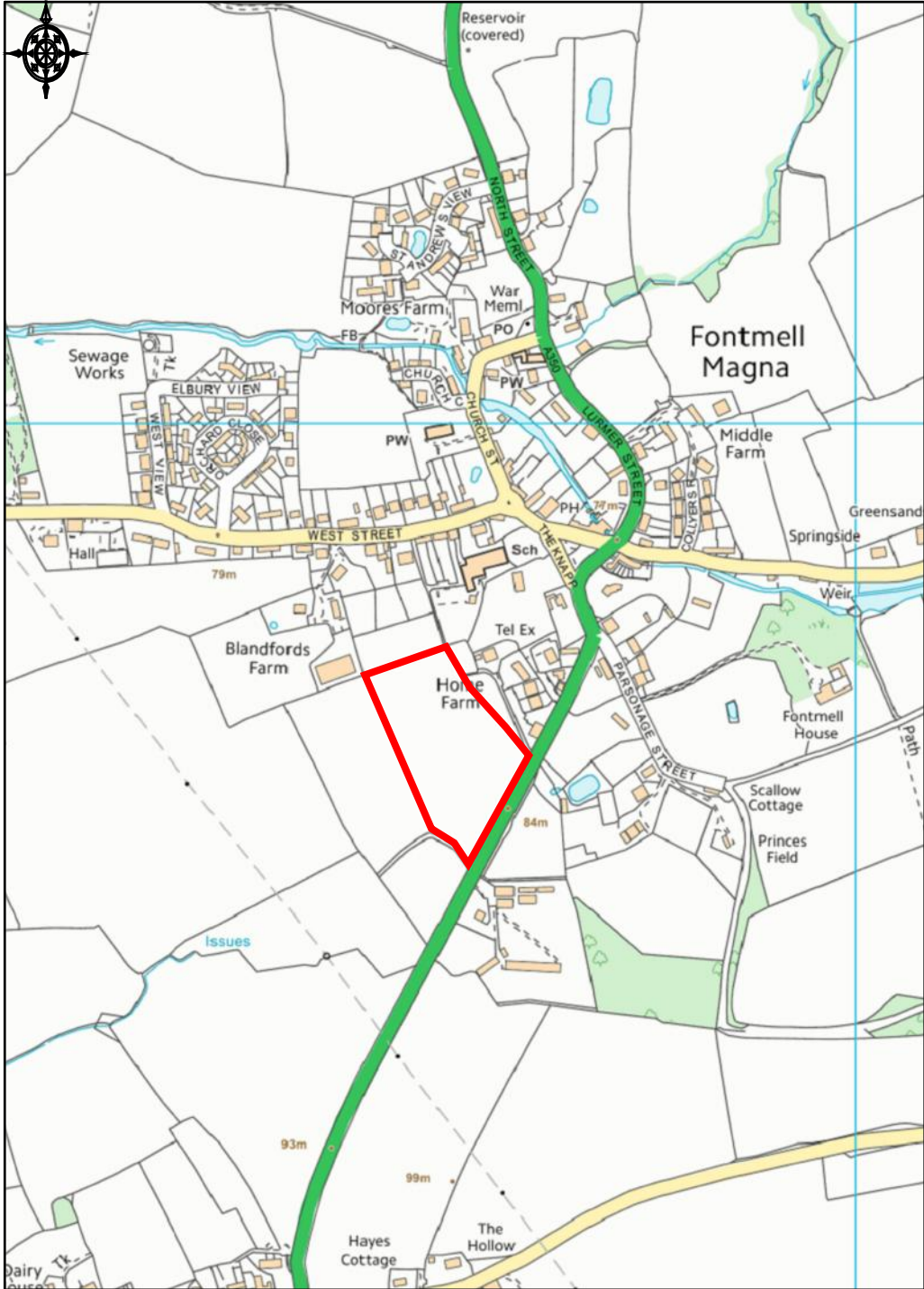
Please do not hesitate to contact me if you have any queries or would like to discuss the comments in this letter. If you feel that it would be helpful to meet and discuss the benefits of the site's development the owners would be happy to do so.

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

Yours faithfully,



Matthew Holmes BA (Hons) MA MRTPI



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