

18 September 2015
NDDC Mods 18.09.15



Planning Policy
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset
DT11 7LL

Tim Hoskinson



Dear Sir / Madam

NORTH DORSET LOCAL PLAN PART 1 – MAIN MODIFICATIONS CONSULTATION

The following comments on the North Dorset Local Plan Part 1 Main Modifications Consultation are made on behalf of Taylor Wimpey in relation to land to the east of the former Creamery, Sturminster Newton (respondent reference 769).

MM1 & MM2 - Support

The extension of the plan period to 2031 is welcomed, subject to the commitment to an early review of the Plan shortly after its formal adoption in order to ensure it is based on the findings of the Strategic Housing Market Assessment (SHMA) for South East Dorset, which currently being updated through joint working by the LPAs in the area.

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.

MM4 – Support

The requirement for detailed energy statements is not justified as building standards are already addressed by other legislation. The modifications to Policy 3 to delete this requirement are supported.

MM5 – Support

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.

The increase in housing provision for Sturminster Newton from about 380 dwellings to at least 395 is also supported. This is consistent with the increase in capacity for land to the east of the former Creamery site from 30 to 45 dwellings.

The reduction in the target for affordable housing provision at Sturminster Newton from 30% to 25% is supported as this will help to ensure development is viable. Affordable housing provision will also need to be considered when setting CIL charging rates, taking account of the impacts recent budget changes on affordable housing, which highlight the need for a flexible approach



MM6 – Support

The housing trajectory is based on the detailed information set out at Appendix A of MDH008, which is considered a realistic assessment. The inclusion of a more detailed breakdown of the housing trajectory within the Local Plan or the Annual Monitoring Report would provide transparency and assist with the monitoring and implementation of the plan.

We note that MDH008 identifies land adjacent to the east of the former Creamery, Sturminster Newton for delivery in the first 5 years of the plan period. 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.

MM17 – Further changes required

The proposed modifications do not achieve the objective set out in paragraphs 3.15 to 3.20 of NDDC's document ref no MHD006 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.

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