

Ref: GG/NC/CIR.P.0296

18th February 2015

Sarah Jennings
Planning Officer
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset
DT11 7LL

Dear Sarah

Employment Site
Land South of A30 and East of Shaftesbury

I refer to our meeting on 9th February regarding the above key strategic employment site, which was also attended by the following

John Hammond	(NDDC)
Mike Coker	(NDDC)
Paul Bedford	(Persimmon)
Karl Endersby	(Persimmon)
David Butcher	(Persimmon)

The meeting was held principally to consider the way forward to deliver sustainable employment provision at the allocated site. Persimmon Homes South Coast have controlling interest in the land and have recently exercised an option to secure the land necessary for vehicular access to the site.

Outline planning permission was granted on 12 May 2011 to Persimmon for Employment development of B1 and B2 use with ancillary B8 use, with associated infrastructure and strategic landscaping. Condition (3) of the outline planning consent required development to have commenced not later than 3 years from the decision date or expiration of two years from the final approval of reserved matters. Consequently the planning consent has now lapsed.

The Planning Application Regulations no longer allow a simple procedure for reviewing applications by variation of the standard timing condition. Persimmon had therefore delayed resubmission of planning application until the option on the access had been exercised and to consider fully the master plan to support an application having regard to market demand.

Persimmon are in discussion with interest commercial developers and it was confirmed that the interested parties have also approached the Council. We discussed the potential for the new application to include more details of infrastructure to serve the employment site, such as an internal estate road, to create serviced plots to pump prime the development. Details for timing of the provision of the serviced plots would be covered by a S106 Agreement. It

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was noted that this approach had worked well at the North Dorset Business Park at Sturminster Newton.

Thus, there is commercial interest in the employment site and following discussions with interested parties, Persimmon look forward to working with officers to prepare a further application to deliver a serviced site in this location.

Yours sincerely



PP

Glenn Godwin
Director

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