

**NORTH DORSET DISTRICT COUNCIL LOCAL PLAN PART 1
EXAMINATION**

ADDITIONAL MID HEARING WRITTEN MATERIAL

GLEESON STRATEGIC LAND

14 MAY 2015



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ROURKE

1. Introduction

This representation is made by Terence O'Rourke on behalf of Gleeson Strategic Land (Gleeson) who has an interest in land at Littledown, Shaftesbury (west of the A350). Gleeson has participated at each stage of the preparation of Local Plan Part 1 to date and trusts that these comments will be given due consideration.

2. Comments on additional written material

Document MHD006: Extending the plan period

Gleeson support the principle of early adoption of Local Plan Part 1 alongside the commitment to an early review. Whilst a longer time frame may be desirable it is not an absolute requirement and we agree that successful delivery of homes, in sustainable locations as directed by the local plan, relies on Part 1 being adopted without delay.

The proposed wording change to policy 2 is also strongly supported. As outlined in paragraph 6.5 of MHD006, the council proposes to amend the wording of this policy with the effect that, although settlement boundaries will be retained for development control purposes, development will also be supported under the Part 1 plan where it is in accordance with the broad locations for growth identified in policies 16 to 21. Without this amendment, available sites which are necessary to meet the strategic housing needs of the district (such as land at Littledown, Shaftesbury) could be held back unduly until the adoption of Local Plan Part 2. In the interests of maintaining a five-year land supply, and planning positively to deliver a significant boost in housing supply in accordance with NPPF paragraph 47, this change to the policy wording is considered necessary in order to make the plan sound, being entirely appropriate and justified in order to make the plan effective.

As commented on below in relation to Document MHD008 (Housing trajectory), Gleeson supports the principle of front loading housing delivery in the revised housing trajectory.

Document MHD008: Housing trajectory

We note that the housing trajectory has been revised following the examination hearings. Gleeson supports the proposed change to the trajectory to front load the delivery of housing. Land at Littledown, Shaftesbury continues to be identified in the trajectory for 150 homes within the current five-year period. Delivery of these homes is identified as follows:

- Year 2017/2018: 30 homes
- Year 2018/19: 60 homes
- Year 2019/2020: 60 homes.

Gleeson supports the revised trajectory for this site. It has recently submitted an outline planning application for the development of up to 170 homes in this location (application 2/2015/0598). The application is due to be determined in July 2015. It is

therefore realistic to expect first completions in year 2017/2018, allowing for approval of the application and reserved matters and site preparation and infrastructure works.

MHD016: Note on landscape appraisal of site on Higher Blandford Road in Shaftesbury

We note that the site at Higher Blandford Road has now been appraised on behalf of the council using the same landscape appraisal methodology used for the other sites considered for broad locations of growth at Shaftesbury. We support the inclusion of this appraisal in the evidence base to ensure that all reasonable alternatives have been considered and thereby ensure a sound strategy.

The conclusions of this appraisal show that, although the site is outside of the AONB, it is likely to be too sensitive for development considering the impact on the open countryside character and open views towards the AONB.

Therefore, simply because this site is outside the landscape designation, setting does need to be considered and it is not an appropriate option for a broad location of growth to meet the housing provision for Shaftesbury. By contrast, land at Littledown (west of the A350), which although it straddles the boundary of the AONB, has a clear relationship with the existing built-up area, with development on three sides (north, east and south) and the opportunity for mitigation on the more sensitive western boundary.

Since the conclusion of the examination hearings in March, Gleeson has submitted an outline planning application for the development of land at Littledown for up to 170 homes (application 2/2015/0598). This application includes a series of parameters plans and is supported by an illustrative master plan and detailed landscape and visual assessment to demonstrate how the landscape impact of development in this sustainable location can be confined to the immediate locality. In response to NPPF paragraph 116, which addresses decision taking rather than plan making, the application addresses the exceptional circumstances for developing within the (fringe of the) AONB.

Document MHD018: Schedule of changes arising from the hearing sessions

Gleeson wish to comment on the following proposed changes to the Local Plan Part 1:

Change reference	Policy/paragraph	Comment
5/6/13	Policy 6	Support for the clarification in the revised wording that the council will not seek to arbitrarily restrict the supply of additional housing above the annual requirement.
5/6/14	Policy 6	Support for the replacement of “about” with “at least” in respect to the housing provision in each of the main settlements.
5/6/16	Policy 6/para 5.22	For consistency with the change proposed under 5/6/14, the reference to a percentage of growth at Shaftesbury should be described as “about 26%” and the housing provision described as “at least” 1,140 homes.
5/16/19	Policy 6	Support for the replacement of “about”

		with “at least” in relation to the housing provision for each of the main settlements.
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