

BLANDFORD ST MARY HOMES Ltd

RESPONDENT ID No. 1596

Mid hearing statements

NORTH DORSET LOCAL PLAN 2011-2026/2031

PART 1

EXAMINATION IN PUBLIC

RESPONSE TO MID HEARING STATEMENTS BY NDDC

ON BEHALF OF BLANDFORD ST MARY HOMES

BY

M. D. BROWN, FRICS, MRTPI

1. On the 1st May 2015 North Dorset District Council issued for public consultation 16 papers responding to the Inspector's requests and points arising during hearing sessions. The following comments are offered on behalf of Blandford St Mary Homes:-

MHD006

2. Blandford St Mary Homes support the proposal to extend the plan period to 2031.
3. The proposal to increase the annualised housing requirement to 285 dwellings is noted. In our view this still falls short of a full objectively assessed need for market and affordable housing.
4. Early adoption of the plan will enable an early release of housing at the identified "broad location" at Land adjoining A350/A354 junction (St. Mary's Hill) Blandford, in accordance with the development plan, boosting significantly the supply of housing. The respondents land is available and deliverable now, all environmental statement reports are complete and ready for submission Most of these reports are already with the local planning authority and the Examination Inspector.
5. An early review of the local plan is essential and should be undertaken in conjunction with adjoining planning authorities (most notably Purbeck and Poole district councils) which appear to be facing difficulties in meeting their full objectively assessed needs for market and affordable housing. This should take account of current market signals.

MHD008

6. Blandford St Mary Homes support the increase in capacity at St Mary's Hill from 300 to 450 dwellings. We assume this includes adjoining land promoted by Respondent ID no. 3109. We have considered together with our specialist consultants whether the infrastructure requirements of this larger allocation can be accommodated. I can confirm that they do. Highways and transportation proposals have sufficient capacity. The landscape mitigation measures can be extended to the adjoining land. The larger allocation will support a wider range of social infrastructure.

7. The increase in number of dwellings at this deliverable broad location, particularly in the light of the proposal to defer development at Dorchester Hill and Lower Bryanston Farm to later in the plan period, will help to boost significantly the supply of housing early in the plan period. The trajectory for delivery of housing at Blandford St. Mary is achievable.

MHD011

8. The planning authority's Landscape Impact Assessment is very broad brush. A Landscape Visual Impact Assessment was carried out by Hyland Edgar Driver Ltd. (HED) on behalf of Blandford St Mary Homes. The methodology for this assessment has followed current best practice as defined by the Landscape Institute and The Institute of Environmental Assessment. The conclusion of the assessment includes the following:-

"Due to restrictions on site availability, any new housing within Blandford Forum/Blandford St Mary is likely to require the development of a greenfield site and would therefore result in significant landscape and visual effects..."

The St Mary's Hill site, situated on the urban edge of the Blandford St Mary, provides an opportunity to create much needed housing in a sustainable and desirable location whilst realising localised and relatively small scale adverse landscape and visual effects." and

"The site provides the opportunity to extend the existing urban area in a logical way by utilising urban edge landscape that is of relatively low scenic beauty when compared to the AONB landscapes surrounding it."

MHD018

9. The Respondent supports Proposed **Change 5/6/13**. However this paper does not appear to reflect all of the proposed changes in papers MHD03-MHD017. This may be a technical error.

The table at **5/6/14** still refers to 2026. The figure for housing at Blandford does not reflect para. 4.7 of MHD008 which increases the number of dwellings by 150. It does not include the increase in housing in the countryside proposed at para. 4.10 of MHD007. This affects also **proposed changes 5/6/15, 5/6/18 and 5/6/19**.