

Ms Hilary Jordan  
Planning, Community and Policy  
Development Manager  
Via email

**Our ref:** WX/2018/132328/01-L01  
**Your ref:** email  
**Date:** 06 November 2018

Dear Ms Jordan

**NORTH DORCHESTER - GARDEN COMMUNITIES BID DORCHESTER, DORSET**

Thank you for contacting the Environment Agency on your Garden Community Bid for land North of Dorchester.

As an organisation who has an interest in the future of development and growth around Dorchester and the surrounding area, we would welcome the approach being taken by West Dorset District Council in achieving a comprehensive and high quality design for the North Dorchester development. It would enable the Authority to put the environment at the heart of planning and development, to create better places for people to live and work. This approach of net environmental gain for the environment is supported in the national 25 year Environment Plan growth agenda (<https://www.gov.uk/government/publications/25-year-environment-plan>).

We acknowledge that the North Dorchester site has been identified by your Authority as the most appropriate direction for growth. However, such significant expansion of the town needs to be planned appropriately in order to meet the aspirations of the council and others, given the sensitivities of the local environment. By appropriate master planning the Local Authority can embed the 'net environmental gain' principle for the development to deliver environmental improvements without increasing overall burdens on developers

The garden communities bid will help to ensure a well-designed comprehensive development that is locally led and delivers an environmentally sensitive sustainable community. It will be essential that the development strikes the appropriate balance between the provision of significant additional housing through the creation of a new community whilst respecting the local environment.

We would therefore offer our support to West Dorset District Council in its efforts to secure funding to plan for sustainable growth to the north of the town through this bid.

Yours sincerely

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