

Elizabeth Andrews

From: Catherine Tyrer
Sent: 23 March 2021 14:02
To: Matthew Kendrick
Subject: FW: Land to the south of Lower Road, Stalbridge (ref: 2/2020/0406/OUT)
Attachments: DC.STALBRIDGE.DEMAND.010117.310820.pdf;
DC.STALBRIDGE.DEMAND.010117.310820.SIZEBAND..pdf

From: David Walsh [REDACTED]
Sent: 10 September 2020 16:04
To: Catherine Tyrer [REDACTED]
Cc: Matthew Kendrick [REDACTED]
Subject: RE: Land to the south of Lower Road, Stalbridge (ref: 2/2020/0406/OUT)

Catherine,

Please find attached the results of two reports drawn from enquiries to our interactive employment and commercial land and property database:

- The first report is a “demand” report for the Stalbridge area, DT10, rounded up for the past 20+ years under Sturminster Newton area. North Dorset being very rural in nature it is divided up into the main market towns, Blandford, Shaftesbury, Gillingham and Sturminster Newton and their surrounding postcode catchment eg DT10. Size bands in the left hand column are in square feet
- The second report (with ‘sizeband’ in the title) gives more detail re size band and includes all searches that do not specify an area of search

I trust that this data is informative. Apologies once again for the contact issues and please do not hesitate to contact me if you require any further data or clarity.

Stay well.

David Walsh
Service Manager
Economic Growth & Regeneration
Dorset Council



From: Catherine Tyrer [REDACTED]
Sent: 10 September 2020 13:58
To: David Walsh [REDACTED]
Cc: Matthew Kendrick [REDACTED]
Subject: FW: Land to the south of Lower Road, Stalbridge (ref: 2/2020/0406/OUT)

Dear David

Thank you for contacting regarding the above and following my complaint, as discussed, please find attached a copy of the email I sent to Gareth back in July which should be self-explanatory. For ease of reference, I attach a copy of the submitted concept masterplan and the Planning Statement which accompany the planning application, but if you need anything else, please let me know.

As discussed, we would really appreciate a prompt response on this, given the amount of time that has passed since our initial query.

As mentioned when we spoke, I didn't receive an out of office/undeliverable message from either Susan or Gareth's account, Gareth's phone number [REDACTED] was going through to voicemail (with his personalised message) and when I phoned the Council to check the details I had were correct and to ask who Gareth's manager was, I was told that he was the most senior member of the Economic Development Team – so some Council records may need to be updated slightly!

Many thanks

Catherine

Catherine Tyrer
Associate Director



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**Please note – due to the current COVID-19 health crisis we are unlikely to be working in the office and will instead be working from home. Please call us on our respective mobile numbers if you wish to discuss your project(s) with us.*

From: Catherine Tyrer

Sent: 14 July 2020 14:02

To: Gareth Jones [REDACTED] [bv.uk](mailto:[REDACTED]@bv.uk)

Cc: Matthew Kendrick [REDACTED] James Tizzard [REDACTED] Stephanie Lamb [REDACTED]

Subject: Land to the south of Lower Road, Stalbridge (ref: 2/2020/0406/OUT)

Dear Gareth/Susan

As you may be aware, we have recently submitted an outline planning application for a mixed-use development to the south of Lower Road, Stalbridge and we hope that you have been formally consulted on this. The development incorporates up to 2,000sq.m of employment space, which will mainly comprise Class B1 space, with up to one (c. 250sq.m) Class A1 unit. This employment space will be provided within a "hub" arranged in a courtyard style. The units will mainly be smaller units, but allowing for the potential for one or more to be merged to create a larger unit if required by any potential occupiers. For ease of reference we attach the submitted masterplan for the site.

It is anticipated that the employment hub will provide space for a range of new and existing businesses to locate, perhaps providing opportunities for businesses currently located outside the area to relocate and/or expand. The Covid-19 pandemic will inevitably have an impact on local business, and will mean that many SME businesses will be rethinking their current set ups, whether it be needing more space for social distancing, down-sizing, or moving closer to where people live to minimise the need to travel etc and the provision of new and flexible employment units proposed will offer opportunities to meet this demand. We also believe there may be stronger demand for small scale office 'hubs' that provide desk space on flexible terms. The class A1 shop will be small scale, probably taking the form of a small convenience store and/or café serving the development and wider local population.

Based on the Employment Densities Guide 2nd Edition, it is anticipated that the development will provide employment opportunities within the local area as follows:

- Class B1 (depending on the end users) units: between 32 and 124 FTE jobs
- Class A1 unit: up to 11 FTE jobs

This development, along with other recent housing developments (if built-out) will introduce additional spending power to support local business and creation of additional jobs.

The site is located just outside the current settlement boundary, and we are aware therefore that policy 11 of the Local Plan applies, which specifically supports economic development in the countryside by enabling rural communities to meet their own local needs. The NPPF is also supportive of a prosperous rural economy and confirms that decision should enable to the sustainable growth of business in such areas. The Local Plan also projects 3,630 new jobs by 2031 in North Dorset, with the requirement for the delivery of 49.6ha of employment land over the Plan period. In policy terms it is clear that the proposal development, which incorporates employment land accords with the development plan and will contribute to meeting the employment land need over the Plan period.

Specifically we are aware that there is a latent demand for employment land within and around Stalbridge, and this issue was raised by numerous local residents during the public consultation exercise. Based on local knowledge, we know that the employment area to the north of Stalbridge has low vacancy rates,

We understand the Council keeps a register of businesses in need of new premises, identifying what type of employment space is being sought in certain areas, and we would be grateful if you could confirm what the demand is within Stalbridge and the surrounding areas so in due course we can tailor the exact size of these units to meet identified demand. We would also be grateful if you could provide us with your initial thoughts on the proposed development and whether the proposed commercial land element would be supported by your department.

If you have any queries, please contact me.

Kind regards

Catherine

Catherine Tyrer
Associate Director



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