

Matter 11.7 A G Jessopp Ltd.

# **WEST DORSET AND WEYMOUTH & PORTLAND LOCAL PLAN EXAMINATION**

**Responses to Matters and Issues  
Identified by the Inspector**

**Matter 11: Western Localities of West Dorset with particular reference to matter 11.7**

On behalf of A G Jessopp Ltd

November 2014

## Matter 11.7 A G Jessopp Ltd.

1. Please accept this representation as a submission regarding the matters and issues raised by the Inspector with particular reference to matter 11.7 of the draft programme.
2. It is our position that any works on the identified or proposed sites will take place far enough away from the River not to cause any harm to wildlife interests. A G Jessopp Ltd will be happy to take all reasonable precautions to avoid causing harm and will, as part of the submission of any application work with experts to ensure that protection is given to any vulnerable habitats/species.
3. With regards to the provision of a wildlife corridor along the Asker Jessopps have always believed that this would be both attainable and desirable. We have submitted three parcels of land for development around the King Charles Estate- the land at Brady Vets Centre, Land at Jessopp Avenue and the Happy Island Field and stand by our earlier representations that these offer a sustainable and sensible place for development. It should be pointed out that when our original submission was made all of these parcels of land were submitted together. It was envisaged that a comprehensive scheme would provide the best opportunity to develop the area in a sustainable manner.
4. One aspect that those proposals that those who have objected to them have consistently ignored, despite it being central to the original submission, is that we have offered land for public open space which could also accommodate a wildlife corridor on both sides of the river, contributing to the Green Corridor along the Asker. I have attached a map showing the land (coloured green) which we anticipate being available for those purposes as part of a scheme to develop the area. (all of the coloured land is either owned by or optioned to Jessopps)
5. For ease of reference I have coloured the three sites we have submitted in Blue for the land to the east of Brady Vets Centre, Grey for the Field at Happy Island Way, and Orange for the land opposite no's 93 Jessopp Avenue.
6. As you can see by treating development of these sites in a comprehensive manner there is plenty of space to act as a buffer between development and the river. Our proposals would provide a wildlife corridor, a significant amount of green infrastructure for the town and make a contribution towards housing need. The local plan process offers an opportunity for a substantial portion of the land along the Asker to be secured for community benefit and should not be wasted.

