

P G RIDGLEY WILL TRUST ISSUE 8

Dear Ms Self,

Reference your letter dated 30th January 2015. Having now read the procedural notes and the questions the Inspector has asked, I would confirm that I do not wish to attend the Round Table Discussions but I set out my further written statement on behalf of my Clients.

This item is Issue 8, the question posed by the Inspector in 8.1 was, Is there any evidence that the proposed residential site in Gillingham including land south and south-west of Bay is not available, sustainable or deliverable.

We have in the representations made to the Council on the 23rd January 2014, set out in detail why we consider the allocation of this land should be supported through residential allocation and these representations were supported by Consultants' reports in respect of:

- Site allocation and flood risk review
- An appraisal of the highways that access baseline
- Ecological assessment
- Landscape and visual impact assessment
- archaeological evaluation

The North Dorset District Council is supportive of the allocation as set out in Policy 17b of The local Plan "Gillingham's housing needs will be met through.. b the development of the land to the south and south-west of Bay."

The land, the subject of these representations is available, it is owned by the PG Ridgley Will Trust and the intention is to submit an application for Outline Planning Permission in the near future for the residential development for about 50 dwellings.

We have in our representations dated 23rd January 2014, referred in some detail to the sustainability of the site. We referred to the Local Plan Inspector who opined that the "site occupies a highly sustainable location for residential development" and in a subsequent Section 78 Appeal the Inspector found the site to be highly sustainable, perhaps the most sustainable site within North Dorset.

The houses are also deliverable. We have recently made a Pre-Application request and have received a response from Robert Lennis, Major Projects Officer from North Dorset District Council and attached is a copy of his letter dated 17th December 2014, where the summary response is "Officers are generally supportive of residential development on this site, subject to details of design, a legal agreement to secure affordable housing contributions, and other necessary facilities/contributions."

I would confirm that the owners find that the criteria set out in Mr Lennis's letter to be acceptable.

The consultants referred to in our original submissions are now preparing the extended and updated reports.

Specific reference is made in Mr Lennis's letter dated 17th December 2014 regarding the Highways Issues. A Transport Statement is now being prepared by Hydrock that will demonstrate that the Highways are adequate to take the additional traffic.

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We are therefore able to demonstrate that the residential development of this site is available, sustainable and deliverable.

The Trustees recently instructed Hydrock to prepare evidence in support of sustainability and deliverability of the site. The accessibility summary is "due to the site being located in close proximity to good, existing, sustainable transport infrastructure and regular bus services, it is considered that residents will be able to benefit from the diverse range of both motorised and non-motorised sustainable travel options that are already available.

There are a number of bus stops, local shops, schools and areas of employment, located within comfortable walking/cycling distance of the development site. Linked trips on foot, by cycle, by bus and rail are equally reasonable transport options to the wider area.

Consequently it is considered that there are ample opportunities for residents and visitors associated with the site south-west of Bay to be able to travel to and from the proposed site by sustainable modes of transport."

Hydrock is in the course of preparing a Transport Statement and this document and the Technical Note will be attached to the Application for Outline Planning Permission in the near future.

It will be seen that attached to these representations is a letter from Robert Lennis, Major Projects Officer for North Dorset District Council, dated 17th December 2014 and a technical Note from Hydrock. It is appreciated that only a short, concise further statement is to be provided, I believe that the text of this email should be sufficient in answering the questions posed by the Inspector but if evidence is required in respect of either the advice given by Mr Lennis or the sustainability issues addressed by Hydrock, then these attachments are available.

Steve Savage, Transport Development Liaison Manager of the Dorset County Council, has confirmed that in his opinion the previously expressed views on the residential development of this site suffice to confirm the current position of the highway authority.

Mr Savage does not intend to attend the EIP as one of his colleagues in transport planning, Sue McGowan will represent the highway authority. Mr Savage is discussing the matter with Sue McGowan so that she will be aware of the discussions that have taken place.

If there is anything further that is required then please do not hesitate to get back to me.

Yours sincerely

Tony Brimble

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