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BEAMINSTER

27 May 2014

Dear Sir/Madam

**Application No:** WD/D/14/000729

**Proposal:** Pre-Application Consultation - Proposed residential development

**Location:** LAND NORTH OF HOLLYMOOR LANE, BEAMINSTER

I refer to your above submission and following our meeting wish to confirm our discussions.

As you are aware the site lies outside the DDB where new development would normally be strictly controlled. However the site was previously considered to be suitable as a residential allocation in the pre-submission draft Local Plan, although subsequently removed during the consultation period.

Since then we have now published our latest 5 year land supply report (Feb 2014) which confirms that at present West Dorset has a housing land supply equivalent to 3.1 years. We are therefore now considering proposals in the light of the NPPF and presumption in favour of sustainable development. Therefore due to the previous allocation this site is considered to be relatively unconstrained with the main concern being the impact of additional traffic in East Street. You have submitted a scheme for traffic calming measure as mitigation and this has the support of the Highway Authority. Therefore I would conclude that the principle of development here would be acceptable and further detailed matters should be considered.

I am seeking additional comment from our urban design and landscape officers at present and will forward their response. Unfortunately their workload has been prioritising Local Plan and SHLAA matters recently.

As we discussed, detail of the Affordable Housing provision and Infrastructure contributions would need to be clarified. You may wish to discuss affordable housing need and provision further with Paul Derrien our Housing Enabling Officer and our planning obligations information and on line calculator is available on the [dorsetforyou](http://dorsetforyou.com) web site.

[www.dorsetforyou.com/planningobligations/west](http://www.dorsetforyou.com/planningobligations/west)

I am sure we will discuss your proposal further prior to submission but at this stage I can advise that any application should include the following:

- Affordable Housing Statement
- Biodiversity Survey and Report

- Planning Obligation Statement/ Heads of terms of 106
- Transport Assessment
- Landscape assessment
- Scaled drawings with a scale bar or annotated dimensions including street scene and relationship to surrounding area and properties

Please contact me again if you wish to discuss your proposal further or have addition information which you would like us to consider.

You should be aware that these comments are my own officer opinion and as such are not binding to the Council in determining any application submitted which will be subject to publicity and consultation and will be determined by the Local Planning Authority in accordance with the approved scheme of delegation.

Yours faithfully

*Debbie Redding*

Debbie Redding  
Team Leader