

For office use only

Batch number: _____ Received: _____
 Representor ID # _____ Ack: _____
 Representation # _____

North Dorset Local Plan Part 1

Pre-submission Consultation 29 November 2013 to 24 January 2014

Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012)

Response Form

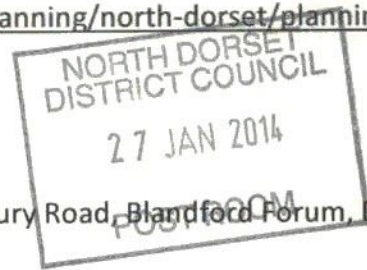
For each representation you wish to make a separate response form will need to be completed.

This is a formal consultation on the legal compliance and soundness of the Local Plan before it is submitted to the Secretary of State for examination by an Inspector. For advice on how to respond to the consultation and fill in this form please see the 'Guidance Notes for Making Representations' that can be found on the Council's website at www.dorsetforyou.com/planning/north-dorset/planning-policy

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL



Alternatively you can submit your comments online at: www.surveymonkey.com/s/NorthDorsetLocalPlan

Deadline: 5pm on 24 January 2014. Representations received after this time may not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. Representations cannot be treated in confidence as Regulation 22 of the Town and County Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. By submitting this response form on the pre-submission North Dorset Local Plan Part 1 you consent to your information being disclosed to third parties for this purpose, but signatures, private telephone numbers and e-mail addresses or private addresses will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title	Mr.	Mr.
First Name	Michael	Malcolm
Last Name	Taylor	Brown
Job Title (where relevant)		
Organisation (where relevant)		Sibbett Gregory
Address		3 Winchester Place North Street, Poole
Postcode		BH15 1NX
Tel. No.		01202661177
Email Address		malcolm@sibbettgregory.com

Part B – Representation

The North Dorset Local Plan 2011 to 2026 Part 1 and its supporting documents have been published in order for representations to be made prior to submission to the Secretary of State for examination. The purpose of the examination is to consider whether the Local Plan complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which documents have been prepared it is likely that your comments or objections will relate to a matter of **legal compliance**.

If you are seeking to make representations on the **content** of the documents it is likely that your comments or objections relate to the **soundness** of the plans and whether it is justified, effective or consistent with national policy.

Further information on the matter of legal compliance and the issue of soundness can be found in the 'Guidance Notes for Making Representations'.

If you need help completing the response form please see a member of the Planning Policy Team at one of the consultation exhibitions or call 01258 484201.

1. Please select which document you are commenting on:

- North Dorset Local Plan 2011 to 2026 Part 1 (please complete Questions 2 to 9)
- Final Sustainability Appraisal Report (please complete Questions 2 and 10)
- Habitats Regulations Assessment (please complete Questions 2 and 10)

2. Please state the part of that document you are commenting on:

Paragraph number: 6.18- 6.23 and fig. 6.1	Policy/site: 11 : The Economy	Policies map: fig 8.1
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3. Do you consider the Local Plan to be legally compliant and prepared in accordance with the Duty to Cooperate, legal and procedural requirements?

- Yes No

4. Do you consider the Local Plan to be 'sound'?

- Yes No

5. If you consider the Local Plan to be unsound please specify your reason(s) by ticking the box(es) that apply below

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy

6. Please give specific details of why you consider the Local Plan has not been prepared in accordance with the Duty to Co-operate, legal or procedural requirement or why you consider the plan to be unsound. Alternatively, if you wish to support any aspects of the plan please also use this box to set out your comments.

This Policy and the evidence base is seriously flawed. The planning authority has ignored representations previously made as to the need for and availability of employment land at Blandford.

Workspace strategy which has been relied on is out of date.

My Firm includes a commercial agency and we have carried out a survey of potential employment land in the area. We have identified that currently there are 30 units of industrial premises available within Blandford and only two of those are under 1,000 sq ft, 25 units are less than 3,000 sq ft, only 3 of between 3,000 and 5,000 sq. ft and only two units over 5,000 sq ft and one at 5,418 sq ft and the other at 19,182 sq ft. There is not a great range of units available and we are constantly receiving enquiries which cannot be satisfied, particularly for larger units.

Continue on a separate sheet if necessary

7. What change(s) do you consider are necessary to ensure that the Local Plan is legally compliant and sound? It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(f) and (k) should be deleted as no longer available.
(g) should be reduced to approximately 1.75 hectares.

A new allocation should be added;-
" Land adjoining Sunrise Business Park, Blandford (12 hectares)"

Continue on a separate sheet if necessary

8. If your representation is seeking a change, do you consider it necessary to participate in the oral part of the examination?

No, I do not wish to participate in the oral examination

Yes, I would like to participate in the oral examination

9. If you wish to participate in the oral part of the examination please outline why you consider that to be necessary. Please note that the Inspector determines who is heard at the examination.

In the light of the authority's failure to listen to previous representations it is essential that the inspector obtains a realistic assessment of the position

10. Please outline your comments on the Final Sustainability Appraisal Report or Habitats Regulations Assessment. Comments are not confined to 'soundness' issues, but respondents can express their opinions on the above documents and use it as a reference point on the 'soundness' of the Local Plan.

The Sustainability appraisal is seriously flawed. It does not take account of the NPPF requirement to ensure that everything is done to secure sustainable economic growth by trying to dictate to employers where they can or in this case cannot go.

11. Do you wish to be notified of any of the following? Please tick all that apply. We will contact you using the details you have given above.

- That the Local Plan Part 1 has been submitted for independent examination
- The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan Part 1
- The adoption of the Local Plan Part 1.

Signature: _____

Date: 24-01-2014

If submitting the form electronically, no signature is required.

QUESTION 6 continued

It was said in Paragraph 8.26 of the Local Plan that the 2012 Workspace Strategy showed that there was more than sufficient land to meet these needs, although some of the 10 hectares available in Blandford has subsequently been granted consent for retail uses. **With respect, that is a nonsense.** I attach an extract from the Workspace strategy update. It shows a total of 10.28 hectares apparently available in Blandford. The largest single site is said to be 4.81 hectares at Shaftesbury Lane. The Planning Authority state that 1.1 hectares of that site has been given Planning Permission for mixed use including an ASDA supermarket. In fact the supermarket site is 2.1 hectares and ASDA have an option on a further 0.7ha . Part has been developed with small business units leaving a maximum of 1.5 hectares available and this is divided. The next largest site is said to be 3 hectares at the Brewery in Blandford.

It is clear that the representative of the Brewery told the Parish Council that there is no scope for additional employment development at the Brewery. I was aware from this myself, having visited the site, at the consultation stage on the Preferred Options, I reported then that there was no space available for development. It was ignored.

The site identified as Blandford Heights and Clump Farm is currently owned by Hospital Metalcraft, who have already built on part of that site. The rest is retained in their ownership and is not currently in the market. It is not available to current applicants on our register.

Stour Park land is in the ownership of Tesco's and is not available. In total, there is a maximum of approximately 1.75 hectares of land available for employment development in and around Blandford.

Sibbett Gregory have a current enquiry from a significant industrialist in Blandford, who requires to building new accommodation to make his business more efficient. This is wholly consistent with Paragraphs 19-21 of the National Planning Policy Framework. It appears that the Local Planning Authority is not committed to securing the economic growth required by the Government. Its Policies in this respect are inconsistent with the advice at Paragraphs 1.60 and 1.61 of the National Planning Policy Framework. In particular, the Local Planning Authority clearly does not have an understanding of business needs within economic markets operating in and across their area. Their evidence base ?? fairly recent, is certainly not up to date and was probably incorrect at the time of printing.

The respondents own the land adjoining the existing Sunrise Business Park. They desire to extend the existing Sunrise Business Park, approximately 4 hectares of which is required immediately by a local Industrialist. There is no other available site within the locality and we have been advised that this business, if it cannot obtain a site locally, will move from the area altogether. My firm has current interest in a further 1.5 hectares

The Respondents are confident there is sufficient demand in the market for the rest of the land to be developed over the Plan period. We are also aware that in order to develop the land North of the Blandford by-pass allocated in the current local plan for recreation purposes a vehicular access is required. The Respondents are in a position to provide that vehicular access to the land..

The Respondents acknowledge that the site is located close to the skyline in an Area of Outstanding Natural Beauty. However, the impact would be no greater than from the existing industrial estate and the respondents are also in a position to provide a substantial landscape buffer to the North of the site to mitigate that adverse impact. In light of the policy expressed in the National Planning Policy Framework, this is the only opportunity in Blandford to make a significant contribution to building a strong, competitive economy, which is not only good for the Country, but good for North Dorset District and Blandford in particular.

I append

an extract from the Parish Council Minutes for the 6th November 2013.

A letter from

And a copy of representations made a year ago.

An extract from the Workspace Study

Schedule of available industrial/warehouse units January 2014

Extract from Blandford St Mary Parish Council meeting on 6th November 2013

"At this point the Chairman introduced Liz Abraham and David French from Hall & Woodhouse

This following information was given regarding the proposed Hall & Woodhouse development.

- *Phase 1, which was to re-develop the old brewery, has now been completed.*
- *Phase 2, there will be an application for reserved matters on the original application regarding the tank housing.*
- *Phase 2, is to bring the brewery together by building new units to hold the large tanks, kegs and bottles. The work is proposed to start in February 2015. The old units, which were originally planned for demolition, will now remain, as good quality tenants have been found.*
- *A question was asked of when Phase 3 is due to start, which involves building of houses, flats and a community centre. It was reported that Hall & Woodhouse will not be developing the site themselves and have approached developers to take ownership of the project. They are hopeful that a developer may soon be interested and if an agreement is obtained, they will arrange a meeting with the Parish Council in the spring to confirm further details.*
- *It was also reported that the original brewery building will not be demolished, but will be converted into accommodation.*
- *Concerns were expressed that in the original agreement with Hall & Woodhouse, they proposed a time scale for Phase 3 to take place in 2015. It was noted that due to the recession, the development had been held up for a few years. It was also confirmed that the money set aside for the contribution from the developers is still allocated to the community hall project. The Chairman and Councillors thanked Liz and David for the information given and look forward to receiving confirmation of when Phase 3 will take place."*

THE NEW PLAN FOR NORTH DORSET
CONSULTATION ON KEY ISSUES
COMMENTS FORM
29 OCTOBER UNTIL 21 DECEMBER 2012
ON BEHALF OF MR MICHAEL TAYLOR

Question 7 – Comments

In April 2010, we made Representations to the Local Planning Authority to the effect that inadequate provision was being made for employment in the Blandford area. We indicated that the allocation for employment land was not proportionate to the planned housing growth. We also made Representations that the currently identified employment sites at Blandford were unlikely to deliver a substantial level of employment land in the foreseeable future.

One of the principal activities of my company is the sale and letting of commercial floor space and development land. We are aware, from our commercial activity that there is very little land available for employment purposes in Blandford at the present time.

The site that is referred to is the Brewery site, extending to 3 hectares, is in fact currently occupied by very large industrial buildings which are all occupied. They are substantial structures. There appears to be no capacity for any additional floor space that could possibly be reflected by your availability figure of 3 hectares. That figure is without foundation.

It is also within our knowledge that the land off Shaftesbury Lane, which you identify as being 4.8 hectares is the subject of a current application for retail development, which is supported by a large sector of the population of the town. If that retail development is permitted, then the area available for uses within Use Classes B1, B2 or B8 would be significantly reduced.

That leaves an area of 2.5 hectares on sites which have not been identified. My company is not aware of any land currently available for development for employment purposes.

The Respondent owns land adjoining Sunrise Business Park, north of Blandford and whilst this site is within the Area of Outstanding Natural Beauty, they currently have two enquiries from significant employers for this location. The Respondents can provide access from the Upper Shaftesbury Road, enabling this land to be opened up for development. In recognition of the location of the site, the Respondent is also planting a significant buffer of trees along the field boundary to the north of the land which is the subject of this Representation.

The Respondent would also be prepared to enable access for the land allocated for recreational purposes, lying to the east of Sunrise Business Park. So far as we are aware, there is no other vehicular access to that land.

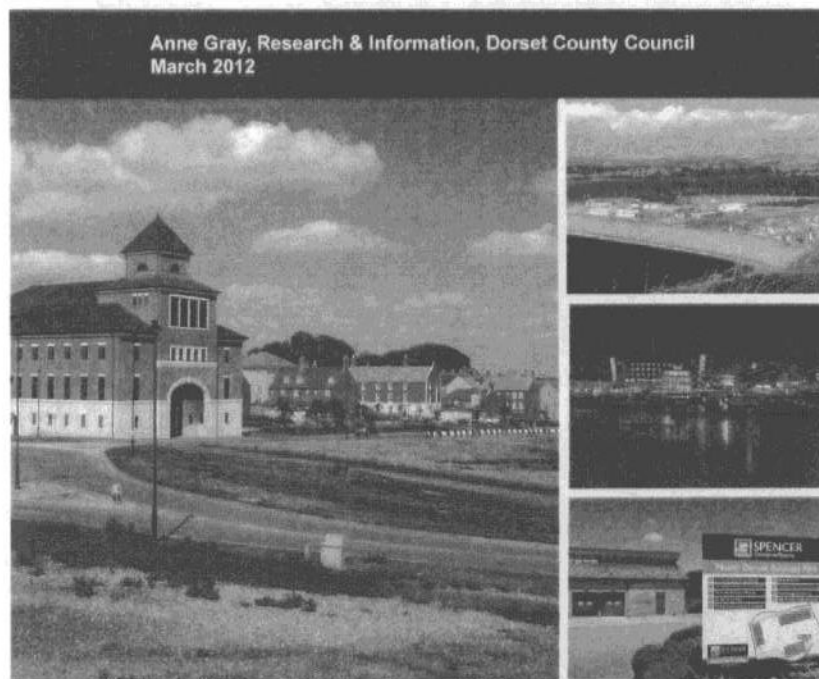
The Plan proposes a disproportionate amount of employment land at Gillingham which is not a location which is attractive to potential employers.

If the Local Plan is to make a positive contribution towards the creation of jobs and prosperity, in accordance with the National Planning Policy Framework, then it should make provision for employment which can be delivered. The Respondents have shown that they can deliver employment development and create jobs.

Failure to make such a commitment by the Authority would not be in compliance with Paragraph 19 of the National Planning Policy Framework, which requires that planning should co-operate to encourage and not act as an impediment to sustainable growth. Paragraph 20 requires Planning Authorities to plan proactively to meet the development needs of business and support an economy fit for the 21st century. The Authority's approach, so far, is not proactively promoting the needs of business and the economy.

I attach a location plan and preliminary layout drawing identifying the land which we are promoting.

Bournemouth, Dorset and Poole
Workspace Study
Employment Land Projections
2012 update



**Bournemouth, Dorset and Poole Workspace Study
Employment Land Projections:
evidence update 2012**

Commissioned by the Dorset local authorities:

Christchurch Borough Council
East Dorset District Council
North Dorset District Council
Purbeck District Council
West Dorset District Council
Weymouth & Portland Borough Council
Bournemouth Borough Council
Poole Borough Council

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Anne Gray, Dorset County Council

March 2012

Local Authority	Name of Site	Designation	Total Size	Available Land	Phasing: 2011-21	Phasing: 2021-31	Total: 2011-31
North Dorset	Sunrise Business Park, Blandford	B1/B8	5.55	0.14	0.14	0.00	0.14
North Dorset	Blandford Heights & Clump Farm, Blandford	B1/B8	13.62	1.64	1.64	0.00	1.64
North Dorset	Holland Way, Blandford	B1/B8	7.52	0.05	0.05	0.00	0.05
North Dorset	The Brewery, Blandford	B1/B8	8.18	3.00	3.00	0.00	3.00
North Dorset	Stour Park, Blandford	B1/B8	0.44	0.44	0.44	0.00	0.44
North Dorset	Shaftesbury Lane, Blandford	Allocated in Local Plan	5.12	4.81	4.81	0.00	4.81
North Dorset	Concept House Blandford Heights, Blandford	B1	0.03	0.03	0.03	0.00	0.03
North Dorset	Adj World of Pine Shaftesbury Lane, Blandford	B1/B8	0.17	0.17	0.17	0.00	0.17
			40.63	10.28	10.28	0.00	10.28
North Dorset	Station Road, Gillingham	B1/B8	4.28	0.50	0.50	0.00	0.50
North Dorset	Brickfields Business Park, Gillingham	B1/B8	29.78	11.66	11.66	0.00	11.66
North Dorset	Brickfields Business Park, Gillingham	B1/B8	0.18	0.18	0.18	0.00	0.18
North Dorset	Tomlins Lane, Gillingham	B1/B8	0.15	0.00	0.00	0.00	0.00
North Dorset	Gillbury Yard, Gillingham	B1/B8	0.53	0.00	0.00	0.00	0.00
North Dorset	Peacemarsh, Gillingham	Allocated in Local Plan	2.66	1.00	1.00	0.00	1.00
North Dorset	Park Farm, Gillingham	Allocated in Local Plan	4.16	2.60	2.60	0.00	2.60
North Dorset	Higher Ham Farm, Gillingham	B2	0.46	0.46	0.46	0.00	0.46
North Dorset	Land at Kingsmead Business Park, Gillingham	B1/B8	0.35	0.35	0.35	0.00	0.35
North Dorset	Shearstock Farm, Gillingham	B1/B8	0.48	0.42	0.42	0.00	0.42
North Dorset	Unit 26 Brickfields, Gillingham	B2	0.17	0.17	0.17	0.00	0.17
North Dorset	Chantry House 21 Brickfields, Gillingham	B1a	0.08	0.08	0.08	0.00	0.08
North Dorset	Farm Buildings Lower Langham Farm, Gillingham	B1/B8	0.26	0.06	0.06	0.00	0.06
			43.54	17.48	17.48	0.00	17.48

.....continues

BLANDFORD INDUSTRIAL

POSTCODE	ADDRESS	TENURE	RENT	PRICE	SIZE	£/sq ft (LH)	£/sq ft (FH)	AGENT	NOTES
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VANGAURD WORKS, BLANDFORD HEIGHTS INDUSTRIAL ESTATE



DT11 7TE	Unit 1, Vangard Works, Blandford Heights Industrial Estate, Blandford Forum	FH/LH	£ 12,000.00	£ 150,000.00	2420	£ 4.96	£ 61.98	Symonds & Sampson	
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DT11 7TE	Unit 6, Vangard Works, Blandford Heights Industrial Estate, Blandford Forum	LH	£ 12,000.00		2425	£ 4.95		BIRCHMERE	
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DT11 7TE	Unit 7, Vangard Works, Blandford Heights Industrial Estate, Blandford Forum	LH	£ 12,000.00		2425	£ 4.95		BIRCHMERE	
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BLANDFORD TRADE PARK, WENDAL ROAD, BLANDFORD FORUM



DT11 7FP Unit 2, Blandford Trade Park,
Higher Shaftesbury Road,
Blandford LH/FH £ 21,500.00 £ 305,000.00 2497

Goadsby / Myddelton
& Major TO BE BUILT



DT11 7FP Unit 3, Blandford Trade Park,
Higher Shaftesbury Road,
Blandford LH/FH £ 36,750.00 £ 520,000.00 4241

Goadsby / Myddelton
& Major TO BE BUILT



DT11 7FP Unit 5, Blandford Trade Park,
Higher Shaftesbury Road,
Blandford LH/FH £ 23,000.00 £ 295,000.00 2599 £ 8.85 £

113.51 Goadsby / Myddelton
& Major TO BE BUILT



DT11 7FP Unit 6, Blandford Trade Park,
Higher Shaftesbury Road,
Blandford LH/FH £ 23,000.00 £ 295,000.00 2599 £ 8.85 £

113.51 Goadsby / Myddelton
& Major TO BE BUILT



DT11 7FP

Unit 7, Blandford Trade Park,
Higher Shaftesbury Road,
Blandford

LH/FH

£ 23,000.00 £ 295,000.00 2599 £

8.85 £

113.51

Goadsby / Myddelton
& Major

TO BE BUILT



DT11 7FP

Unit 8, Blandford Trade Park,
Higher Shaftesbury Road,
Blandford

LH/FH

£ 23,000.00 £ 295,000.00 2599 £

8.85 £

113.51

Goadsby / Myddelton
& Major

TO BE BUILT

GLENMORE BUSINESS PARK, HIGHER SHAFTESBURY ROAD, BLANDFORD FORUM



DT11 7FP	Unit 12, Glenmore Business Park, Higher Shaftesbury Road, Blandford	LH/FH	£ 7,950.00	£ 105,000.00	1022	£	7.78	£	102.74	Goadsby / Myddelton & Major
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DT11 7FP	Unit 13, Glenmore Business Park, Higher Shaftesbury Road, Blandford	LH/FH	£ 8,750.00	£ 115,000.00	990	£	8.84	£	116.16	Goadsby / Myddelton & Major	Fully Fitted Offices
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DT11 7FP	Unit 14, Glenmore Business Park, Higher Shaftesbury Road, Blandford	LH/FH	£ 7,950.00	£ 99,000.00	990	£	8.03	£	100.00	Goadsby / Myddelton & Major
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DT11 7FP

Unit 15, Glenmore Business Park,
Higher Shaftesbury Road,
Blandford

LH/FH

£ 7,950.00 £

105,000.00

1022 £

7.78 £

102.74

Goadsby / Myddelton
& Major



DT11 7FP

Unit 17, Glenmore Business Park,
Higher Shaftesbury Road,
Blandford

LH/FH

£ 9,950.00 £

145,000.00

1357 £

7.33 £

106.85

Goadsby / Myddelton
& Major

UPLANDS INDUSTRIAL PARK, UPLANDS WAY



DT11 7UZ Unit 1, Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane, LH £ 14,000.00 2331 £ 6.01 Nettleship Sawyer



DT11 7UZ Unit 2, Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane, LH/FH £ 15,000.00 £ 179,950.00 2117 £ 7.09 £ 85.00 Symonds & Sampson No Boards Up 18/12/13



DT11 7UZ Units 3 & 4, Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane, FH £ 320,000.00 5418 £ 59.06 Symonds & Sampson



DT11 7UZ Units 8, Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane, LH/FH £ 10,000.00 2367 £ 4.22 Symonds & Sampson



DT11 7UZ

Unit 9, Uplands Industrial Park,
Blandford Heights, Higher
Shaftesbury Lane,

FH

£ 290,000.00 3185 £

- £

91.05 Nettleship Sawyer



DT11 7UZ

Unit 13, Uplands Industrial Park,
Blandford Heights, Higher
Shaftesbury Lane,

LH/FH

£ 10,500.00 £ 150,000.00 1800 £

5.83 £

83.33 Nettleship Sawyer



DT11 7UZ

Unit 14, Uplands Industrial Park,
Blandford Heights, Higher
Shaftesbury Lane,

LH/FH

£ 10,500.00 £ 150,000.00 1800 £

5.83 £

83.33 Nettleship Sawyer

DT11 7UZ	Unit 13 & 14 , Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane,	LH/FH	£ 21,000.00	£ 300,000.00	3600	£	5.83	£	83.33	Nettleship Sawyer
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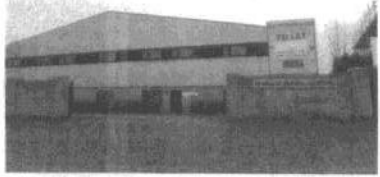


DT11 7UZ	Unit 20, Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane,	LH	£ 13,500.00		2250	£	6.00	£	-	Nettleship Sawyer	No Boards Up 18/12/13
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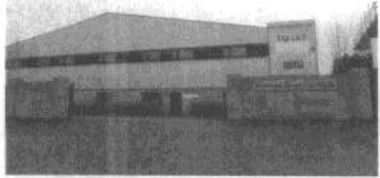


DT11 7UZ	Unit 21, Uplands Industrial Park, Blandford Heights, Higher Shaftesbury Lane,	LH	£ 13,500.00		2250	£	6.00	£	-	Nettleship Sawyer	No Boards Up 18/12/13
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HOLLAND BUSINESS PARK, HOLLAND WAY, BLANDFORD FORUM



DT11 7BJ	Unit 8, Holland Business Park, Holland Way, Blandford Forum	LH	2347	£	-	£	-	Goadsby
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DT11 7BJ	Unit 9, Holland Business Park, Holland Way, Blandford Forum	LH	2347	£	-	0	Goadsby
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DT11 7BJ	Unit 15, Holland Business Park, Holland Way, Blandford Forum	LH	£ 51,950.00	19182	£	2.71	0	Goadsby
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SUNRISE BUSINESS PARK, HIGHER SHAFTESBURY ROAD, BLANDFORD FORUM



DT11 8ST	Unit 10B, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum	FH	£	235,000.00	2950	£	79.66	Nettleship Sawyer
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DT11 8ST	Unit 14B, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum	LH/FH	£	9,950.00	£	135,000.00	2781	£	3.58	£	48.54	Sibbett Gregory / Goadsby / Nettleship Sawyer
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DT11 8ST	Unit 19B, Sunrise Business Park, Higher Shaftesbury Road, Blandford Forum	FH	£	195,000.00	4116	£	47.38	Sibbett Gregory
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ESTATE	UNIT	VACANT PREMISES	Under 1,000 sq ft	1,000 - 3000 SQ FT	3,000 - 5,000 Sq FT	5,000 SQ FT +	TOTAL SQ FT AVALIABLE	
VANGARD WORKS	1			2420				
	6			2425				
	7			2425				
TOTAL		3		7270			7270	SQ FT

ESTATE	UNIT	VACANT PREMISES	Under 1,000 sq ft	1,000 - 3000 SQ FT	3,000 - 5,000 Sq FT	5,000 SQ FT +	TOTAL SQ FT AVALIABLE	
BLANDFORD TRADE PARK	2			2497				
	3				4241			
	5			2599				
	6			2599				
	7			2599				
	8			2599				
TOTAL		6		12893	4241		17134	SQ FT

ESTATE	UNIT	VACANT PREMISES	Under 1,000 sq ft	1,000 - 3000 SQ FT	3,000 - 5,000 Sq FT	5,000 SQ FT +	TOTAL SQ FT AVALIABLE	
GLENMORE BUSINESS PARK	12			1022				
	13		990					
	14		990					
	15			1022				
	17			1357				
TOTAL		5	1980	3401			5381	SQ FT

ESTATE	UNIT	VACANT PREMISES	Under 1,000 sq ft	1,000 - 3000 SQ FT	3,000 - 5,000 Sq FT	5,000 SQ FT +	TOTAL SQ FT AVALIABLE	
UPLANDS INDUSTRIAL PARK	1			2331				
	2			2117				
	3&4					5418		
	8			2367				
	9				3185			
	13			1800				
	14			1800				
	20			2250				
	21			2250				
TOTAL		10		14915	3185	5418	23518	SQ FT

ESTATE	UNIT	VACANT PREMISES	Under 1,000 sq ft	1,000 - 3000 SQ FT	3,000 - 5,000 Sq FT	5,000 SQ FT +	TOTAL SQ FT AVAILABLE	
HOLLAND BUSINESS PARK	8			2347				
	9			2347				
	15					19182		
TOTAL		3		4694		19182	23876	SQ FT

ESTATE	UNIT	VACANT PREMISES	Under 1,000 sq ft	1,000 - 3000 SQ FT	3,000 - 5,000 Sq FT	5,000 SQ FT +	TOTAL SQ FT AVAILABLE	
SUNRISE BUSINESS PARK	10B			2950				
	14B			2781				
	19B				4116			
TOTAL		3		5731	4116		9847	SQ FT

TOTAL ESTATES	TOTAL UNITS AVAILIABLE	TOTAL SQ FT	TOTAL SQ M	Under 1,000 sq ft	1,000 - 3,000 sq ft	3,000 - 5,000 sq ft	5000 + sq ft
6	30	87026	8084.91	2%	56%	13%	28%

LG1

Sandip Mahajan (Planning Policy)

From: Malcolm Brown <malcolm@sibbettgregory.com>
Sent: 24 January 2014 17:33
To: PlanningPolicy
Subject: (SANDIP HAS PRINTED FOR THE CONSULTATION RESPONSE BOX) RE: NDLP Pt1 Response by D W Taylor re Policies 11 and 16
Attachments: Alan lodge.pdf

Hi Trevor, This letter should be added to the reps on behalf of D W Taylor, Kind Regards,
Malcolm

-----Original Message-----

From: Trevor Warrick [<mailto:TWarrick@north-dorset.gov.uk>] On Behalf Of PlanningPolicy
Sent: 24 January 2014 16:00
To: Malcolm Brown
Cc: PlanningPolicy
Subject: RE: NDLP Pt1 Response by D W Taylor re Policies 11 and 16

Dear Malcolm

I confirm that we have received a further 9 e-mails from you. We will be sending out formal acknowledgements with a reference number in due course.

Regards

Trevor Warrick
Planning Policy Manager
North Dorset District Council
Email: twarrick@north-dorset.gov.uk
Direct line: 01258 484211

-----Original Message-----

From: Malcolm Brown [<mailto:malcolm@sibbettgregory.com>]
Sent: 24 January 2014 15:37
To: PlanningPolicy
Subject: RE: NDLP Pt1 Response by D W Taylor re Policies 11 and 16

This is the first e-mail that appears to have been opened by you. Have you received/opened the other nine I sent earlier?
Malcolm Brown

-----Original Message-----

From: PlanningPolicy [<mailto:P4@north-dorset.gov.uk>]
Sent: 24 January 2014 15:34
To: Malcolm Brown
Subject: Read: NDLP Pt1 Response by D W Taylor re Policies 11 and 16

We value your feedback. To help us improve services, please complete a short survey by Clicking Here <<https://www.surveymonkey.com/s/NDDCCustomerFeedback>>

<http://www.dorsetforyou.com>
Email: customerservices@north-dorset.gov.uk

GEMACO HOLDINGS LIMITED

32 - 40 Harwell Road · Nuffield Industrial Estate · Poole · Dorset · BH17 0GE

Enquiries: 01202 679991 · Accounts: 01202 676455 · Fax: 01202 672501

Email: info@gemaco.co.uk

Website: www.gemaco.co.uk

Chief Planning Officer
North Dorset
District Council
c/o Sibbett Gregory
3 Winchester Place
North Street
Poole
BH15 1NX

Ref :- 11371.

21 January 2014

Dear Sir/Madam

RE: PROVISION OF ADDITIONAL EMPLOYMENT LAND – BLANDFORD FORUM

We are writing in support of the allocation of additional employment land adjoining Sunrise Business Park, Blandford Forum. Concept Cables Ltd which is part of a group of companies we own has seen significant growth in recent years and has now outgrown its existing premises at Blandford Heights Industrial Estate, Blandford Forum. Our company currently occupies approx 31,000 sq ft and employs a skilled workforce in the region of 25 people.

The shortage of employment space is now constraining the growth of our business and we have recently withdrawn from a specific expansion opportunity as we have insufficient space available to accommodate this.

We have accordingly been searching over a number of years for an alternative site in Blandford to relocate all the company's operations to a single site to improve our efficiency and to accommodate our immediate needs. We also wish to secure sufficient expansion space for our planned growth over the next 5-10 year period.

We are therefore ideally seeking a site in the region of 10 acres to accommodate buildings to satisfy our short-term requirement for premises in region of 100,000 sq ft plus space to grow.

Our search has revealed that there are no existing allocated employment sites within the immediate Blandford area which will accommodate our space needs and we have previously discussed this situation with Hilary Ritchie. We have also made clear to Hilary Ritchie that, if we are unable to relocate to a suitable site at Blandford, we will be forced to move out of the North Dorset District Council area.

The long term plan for the group is to identify one site for all group companies to relocate too and after much careful consideration the ideal location is Blandford. The reason that one site would work for us is that all companies have a level of inter trading and products normally have work carried out at our current multiple locations before sale.

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Enquiries: 01202 679991 · Accounts: 01202 676455 · Fax: 01202 672501

Email: info@gemaco.co.uk

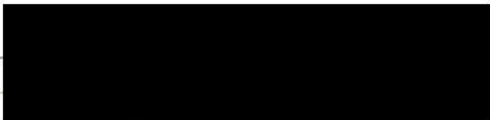
Website: www.gemaco.co.uk

The other group businesses employ another 50 people in the Poole area and we would look to move into Blandford to bring all operations together. In March 2012 we purchased another company from Alton, Hampshire and wanted to relocate this into Blandford but due to the lack of suitable space this has ended up in Poole.

We have been in discussions with Sibbett Gregory in relation to land immediately adjoining Sunrise Business Park which we confirm is suitable for our needs. We can also confirm that, subject to this land being allocated and planning consent granted for industrial development, we have agreed terms to secure a site at this location to satisfy our immediate requirements and planned growth.

If we cannot see some hope of a future development in Blandford then we will be forced to look at moving the Blandford operation into Poole and centralising future activities from there.

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

Allen Lodge
Gemaco Holdings Ltd.