

West Dorset, Weymouth and Portland Local Plan Examination

Examination Statement of Grainger plc (part of the North Dorchester Consortium)

MATTER 3: Spatial Strategy Section 3; SUS 1-5

- 3.1 *Are there alternative development options which would deliver a more effective and sustainable development strategy?*
- 3.1.1 Yes, through the inclusion of an additional strategic site allocation at the county town of Dorchester which starts to deliver growth requirements in the plan period and contributes to addressing the imbalance between homes and jobs at the county town.
- 3.2 *Is the overall distribution of housing and employment appropriate to the needs of the two areas?*
- 3.2.1 No, a greater focus is required at the largest urban centres in the two areas, particularly the county town. It is inappropriate for development to be allocated at the village of Crossways to meet the needs of Dorchester.
- 3.3 *What effect will the balance of homes and jobs be likely to have in reducing commuting pressures?*
- 3.3.1 The principal recommendation of the Regional Spatial Strategy Examination Panel was that a major strategic allocation of housing at Dorchester is necessary to help provide a better balance between homes and jobs at the county town, where high levels of in commuting are experienced.
- 3.3.2 A strategy that directs major housing growth to a location within the Dorchester travel to work area that is not at the county town itself will increase commuting pressures. In particular a development focus at Crossways will result in additional out commuting to Dorchester.
- 3.4 *Is there sufficient flexibility in the Plan to respond to changing circumstances?*
- 3.4.1 No. The plan does not allocate an adequate supply of sites in the plan period to provide sufficient flexibility.

3.5 *Is the latest assessment of housing robust and representative of needs in the two authority areas?*

3.5.1 No.

3.5.2 Pegasus Group is responding more fully for Grainger plc and the wider North Dorchester Consortium in relation to this question.

3.6 *Is the phasing regime and housing trajectory realistic, appropriate and deliverable and capable of providing an adequate supply of housing land?*

3.6.1 No.

3.6.2 Pegasus Group is responding more fully for Grainger plc and the wider North Dorchester Consortium in relation to this question.

3.7 *Would the LP provide a 5 year housing land supply on adoption having regard to the need for an appropriate buffer (NPPF paragraph 47)?*

3.7.1 No.

3.7.2 Pegasus Group is responding more fully for Grainger plc and the wider North Dorchester Consortium in relation to this question.

3.8 *What are the implications of adopting an overall housing target for the 5 year housing land supply calculations for the individual authorities?*

3.8.1 The main implication is that there is a more pressing need within West Dorset to allocate additional strategic sites.

3.8.2 Pegasus Group is responding more fully for Grainger plc and the wider North Dorchester Consortium in relation to this question.