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North Dorset LP TW Lodden Lakes 24.01.14

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Dear Sir / Madam

COMMENTS ON THE NORTH DORSET LOCAL PLAN – 2011 TO 2026 PART 1 SUBMITTED ON BEHALF OF TAYLOR WIMPEY IN RELATION TO LAND TO THE EAST OF LODDEN LAKES, GILLINGHAM

The following comments on the North Dorset Local Plan 2011 to 2026 Part 1 are made on behalf of Taylor Wimpey in relation to land to the east of Lodden Lakes. Taylor Wimpey are working closely with CG Fry & Son, Welbeck Land, and the landowners at Newhouse Farm as a consortium to ensure a co-ordinated approach to the delivery of the Gillingham Strategic Site Allocation (SSA).

A joint consultation response has been made on behalf of the consortium. The comments set out in this letter provide further information on matters relating specifically to the land to the east of Lodden Lakes, which supplement and should be read in conjunction with the consortium representations.

Policy 21 and supporting text – unsound as not justified or effective

Taylor Wimpey welcome the identification of land to the East of Lodden Lakes for development as part of the Gillingham Strategic Site Allocation. The site represents a highly sustainable location for development, it is well related to the town centre and railway station, with a range of existing employment opportunities, community services and facilities available within walking distance of the site. The site is suitable and available for housing development, and can deliver circa 250 dwellings as part of the planned future growth of Gillingham.

The northern part of the site is allocated in the North Dorset Local Plan (adopted 2003) under saved policy 2.4 (allocation reference H/15/2) and policy GH4 (site E) for housing development. The policies identify the site as 'South of The Meadows', with an area of 3 hectares and potential to accommodate a minimum of 90 dwellings in the period after 2006, subject to criteria relating to play area provision, landscaping, and access.

The site forms an important part of North Dorset's five year land supply. We are concerned that the second paragraph of Policy 21 is unduly restrictive and would unreasonably prejudice the opportunity for Taylor Wimpey to bring the currently allocated part of the site forward as an early phase of development in line with adopted policy and as required if the Council are to demonstrate a 5 year supply of specific, deliverable sites. Such an approach could be delivered in a manner entirely compatible with the wider aspirations for the Gillingham Strategic Site Allocation.

The second paragraph of Policy 21 is unsound and should be deleted.

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Figure 9.3 – unsound as not justified or effective

Figure 9.3 illustrates a number of key streets shown as light grey dotted lines on the plan, as well as potential access points shown as blue dotted arrows which are identified in the legend as 'key linkage to be established and/or retained...'. In order to provide permeability and connectivity, the key street within the Lodden Lakes site should be extended to connect to Addison Close in the north western corner of the site.

The key link shown on the north eastern edge of the site linking into The Meadows is unnecessary as better connectivity is provided by the key link into Addison Close. In order to provide improved pedestrian links into the wider footpath and open space network, the key linkage currently shown connecting in to The Meadows should be moved westwards to connect into the green corridor along the river valley.

I trust that these comments are of assistance to the Council in preparing the plan for submission. I would also like to confirm that Taylor Wimpey request the opportunity to be represented at the examination on the matters raised in this letter and the representations submitted on behalf of the South Gillingham consortium.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Tim Hoskinson
Associate

Cc Lynn Mclver – Taylor Wimpey UK Ltd