

Participant	Mr Malcolm Brown	Rep ID	1596
		Date response received	May 2015
Representing	Blandford St Mary Homes Ltd	Response reference number	MHD032
MHD / Change reference commented on	MHD006		
Summary of comment	<p>Blandford St Mary Homes support the proposal to extend the plan period to 2031.</p> <p>The proposal to increase the annualised housing requirement to 285 dwellings is noted. In our view this still falls short of a full objectively assessed need for market and affordable housing.</p> <p>Early adoption of the plan will enable an early release of housing at the identified "broad location" at Land adjoining A350/A354 junction (St. Mary's Hill) Blandford, in accordance with the development plan, boosting significantly the supply of housing. The respondents land is available and deliverable now, all environmental statement reports are complete and ready for submission Most of these reports are already with the local planning authority and the Examination Inspector.</p> <p>An early review of the local plan is essential and should be undertaken in conjunction with adjoining planning authorities (most notably Purbeck and Poole district councils) which appear to be facing difficulties in meeting their full objectively assessed needs for market and affordable housing. This should take account of current market signals.</p>		
Council's response	<p>The Council acknowledges the respondent's comments and the support to extend the plan period to 2031 as set out in MHD006.</p> <p>MHD006 also recommends the Council proceeds to the adoption of Local Plan Part 1 based on the current evidence to enable a significant boost to housing supply with a provision for an early plan review to incorporate new emerging evidence, joint working arrangement and ongoing engagement under the Duty to Cooperate.</p>		
Conclusions	The respondent introduces no new issues for consideration at this stage and no further action is required.		

Participant	Mr Malcolm Brown	Rep ID	1596
		Date response received	14 th May 2015
Representing	Blandford St Mary Homes Ltd	Response reference number	MHD032
MHD / Change reference commented on	MHD008		
Summary of comment	<p>Blandford St Mary Homes support the increase in capacity at St Mary's Hill from 300 to 450 dwellings. We assume this includes adjoining land promoted by Respondent ID no. 3109. We have considered together with our specialist consultants whether the infrastructure requirements of this larger allocation can be accommodated. I can confirm that they do. Highways and transportation proposals have sufficient capacity. The landscape mitigation measures can be extended to the adjoining land. The larger allocation will support a wider range of social infrastructure.</p> <p>The increase in number of dwellings at this deliverable broad location, particularly in the light of the proposal to defer development at Dorchester Hill and Lower Bryanston Farm to later in the plan period, will help to boost significantly the supply of housing early in the plan period. The trajectory for delivery of housing at Blandford St. Mary is achievable.</p>		
Council's response	<p>The Council acknowledges the respondent's support for the recommended change to the housing trajectory, as set out in MHD008, to increase the capacity at Land adj A350/A354 Junction St Mary's Hill Blandford to 450 dwellings.</p>		
Conclusions	<p>The respondent introduces no new issues for consideration at this stage and no further action is required.</p>		

Participant	Mr Malcolm Brown	Rep ID	1596
		Date response received	14 th May 2015
Representing	Blandford St Mary Homes Ltd	Response reference number	MHD032
MHD / Change reference commented on	MHD011		
Summary of comment	<p>The planning authority's Landscape Impact Assessment is very broad brush. A Landscape Visual Impact Assessment was carried out by Hyland Edgar Driver Ltd. (HED) on behalf of Blandford St Mary Homes. The methodology for this assessment has followed current best practice as defined by the Landscape Institute and The Institute of Environmental Assessment. The conclusion of the assessment includes the following:</p> <p>"Due to restrictions on site availability, any new housing within Blandford Forum/Blandford St Mary is likely to require the development of a greenfield site and would therefore result in significant landscape and visual effects ...</p> <p>The St Mary's Hill site, situated on the urban edge of the Blandford St Mary, provides an opportunity to create much needed housing in a sustainable and desirable location whilst realising localised and relatively small scale adverse landscape and visual effects." and</p> <p>" The site provides the opportunity to extend the existing urban area in a logical way by utilising urban edge landscape that is of relatively low scenic beauty when compared to the AONB landscapes surrounding it."</p>		
Council's response	The Council acknowledges the respondent's comments about landscape in relation to MHD011 and the weight afforded to the Area of Outstanding Natural Beauty in relation to sites in Blandford and Shaftesbury.		
Conclusions	The respondent introduces no new issues for consideration at this stage and no further action is required.		

Participant	Mr Malcolm Brown	Rep ID	1596
		Date response received	14 th May 2015
Representing	Blandford St Mary Homes Ltd	Response reference number	MHD032
MHD / Change reference commented on	MHD018		
Summary of comment	<p>The Respondent supports Proposed Change 5/6/13. However this paper does not appear to reflect all of the proposed changes in papers MHD03-MHD017. This may be a technical error.</p> <p>The table at 5/6/14 still refers to 2026. The figure for housing at Blandford does not reflect para. 4.7 of MHD008 which increases the number of dwellings by 150. It does not include the increase in housing in the countryside proposed at para. 4.10 of MHD007. This affects also proposed changes 5/6/15, 5/6/18 and 5/6/19.</p>		
Council's response	<p>Document references MHD003 to MHD017 have been produced by the Council to further consider certain matters raised at the hearings and to provide additional explanatory notes on topics the Inspector identified.</p> <p>Document reference MHD018 highlights proposed changes to the Local Plan arising from the hearings to show how consequential minor amendments could be incorporated into the draft Plan.</p> <p>The Council acknowledges that MHD018 does not contain all of the consequential changes to the Local Plan which will be necessary to reflect the recommendations contained in MDD003 to MHD017.</p> <p>These consequential changes will be made following the Inspector's review of the mid-hearing documents and his recommendations for proposed Main Modifications.</p> <p>The consequential changes will be made available for comment at the Main Modifications consultation stage.</p>		
Conclusions	The respondent introduces no new issues for consideration at this stage and no further action is required.		