

Participant	Mr Malcolm Brown	Rep ID	1598
		Date response received	14 th May 2015
Representing	DW Taylor and Son Ltd	Response reference number	MHD034
MHD / Change reference commented on	MHD006		
Summary of comment	<p>This document issued by NDDC is headed Issue 1: Duty to co-operate, Legal Requirements and the Council's Broad Strategy. On its cover it makes no reference to employment land. That to me is symptomatic of the lack of genuine proactive drive and support for sustainable economic development (NPPF Core Planning Principles).</p> <p>At the hearing in the afternoon of 11th March Mr Lane of Savills and myself seriously challenged the planning authority's view as to the supply of employment land at Blandford. I invited the inspector to visit some of the Key sites listed for Blandford. The inspector confirmed he had done so. I made a note that Trevor Warwick appeared to accept a need to look at employment land in Blandford. Section 4 of this paper does not do so.</p> <p>All that part 4 of MHD006 does is to set out how "as part of the work to inform the preparation of the Dorset LEPs Strategic Economic Plan, the council undertook a simple "bottom up" check to examine the capacity of the key strategic employment sites ... The council now refer to that as a "reality check". With respect the council appears to offer nothing new.</p> <p>One of the key sites referred to is entirely occupied by existing businesses (warehouses on the brewery site). I see nothing to calculate what the net increase in floor area might be. It could even be a net reduction. I see nothing to compare existing employment with what might be achievable. Would there be any net increase? The simple fact is that reputable commercial agents are unable to identify deliverable sites other than for small new businesses in small units on "business parks".</p> <p>This paper does not convince me that the planning authority is planning "proactively to meet the development needs of business" or "support an economy fit for the 21st Century" (NPPF20).</p> <p>An early review of the local plan is essential to reassess the employment requirements and any (lack of) delivery of additional employment on key sites with a view to making additional allocations to help achieve economic growth.</p>		
Council's	The approach taken by the Council to assess the need for jobs and		

<p>response</p>	<p>meeting the need for employment land to 2031 is set out in section 4 of MHD006. It highlights that the Workspace Strategy 2012 Update (SED005) projected forward both the need for jobs and the need for employment land in the period up to 2031.</p> <p>Section 4 of MHD006 also explains that at Question 3.4 of the hearing sessions, the Inspector sought clarification on the correlation between hectares and job provision. In response the Council highlighted there was no straightforward correlation, because the number of jobs created would depend on the types of employment (or other uses) that were built. However, as part of the work to inform the preparation of the Dorset LEP’s Strategic Economic Plan (SED004), the Council undertook a simple ‘bottom up’ check to examine the capacity of the key strategic employment sites at the four main towns. This is set out in Appendix 1 to the Council’s Hearing Statement on Issue 3: Supporting Economic Development.</p> <p>This simple ‘bottom up’ check estimated that about 4,490 jobs could be provided on the five key strategic sites at the four main towns, which extend to about 33 hectares (out of 49.6 hectares of the total available employment land identified in the District).</p> <p>This basic ‘reality check’ shows that the key strategic sites, which represent about 66% of the total available employment land identified in the District, have sufficient capacity to accommodate the overall level of job provision envisaged to 2031 (i.e. 4,400 FTE jobs). Since more than sufficient employment land already exists to meet the projected increase in jobs to 2031, no further provision of employment land would be required if the Plan period was extended to that date.</p> <p>Therefore, MHD006 recommends no further allocation of employment land is needed to meet the projected growth in demand.</p>
<p>Conclusions</p>	<p>The comments raised by the respondent are acknowledged, however, they raise no new issues for consideration.</p> <p>No action required.</p>