

<b>Participant</b>	Mr Peter Dutton	<b>Rep ID</b>	3074
		<b>Date response received</b>	15 May 2015
<b>Representing</b>	Gladman Developments Ltd	<b>Response reference number</b>	MHD044
<b>MHD / Change reference commented on</b>	MHD006		
<b>Summary of comment</b>	<p>Concerned that Council continuing to progress Local Plan on the basis of submitted housing requirement but welcomes the decision to extend the Local Plan period to 2031 and to plan for a total revised housing requirement of 5,700 dwellings over the Plan period.</p> <p>Recognises it would be pragmatic to undertake an early Plan review.</p> <p>In light of previous representations on the Local Plan’s approach to development in the District’s countryside villages support the general principle of proposing a more permissive strategy towards development in these locations.</p> <p>Submits that there are no significant constraints that would preclude development from coming forward on A350/A354 site. Welcomes recognition of ability to expand the capacity of the broad location for growth to the south east of Blandford St Mary (the St Mary’s Hill site).</p> <p>Welcomes clarification provided in paragraph 6.5 of MHD006 which sets out Council’s position on definition of settlement boundaries alongside the Local Plan’s Mid Hearing Documents Consultation housing proposals, enabling development to be brought forward on these sites ahead of Local Plan Part 2.</p> <p>Council must be satisfied can demonstrate a sufficient and robust supply of deliverable and developable land to meet the area’s housing needs, taking account of any shortfalls that may arise through sites failing to come forward as anticipated or delivering the level of homes originally planned. Should be recognised that in some instances achieving a deliverable supply of housing land may be best achieved through sites that do not benefit from a formal plan allocation.</p> <p>Concerned by decision to advance the Local Plan based on a housing requirement that may not be sufficiently aspirational and founded on a deficient evidence base. Further work needed to understand what Council’s objectively assessed needs would be. However, recognises that early review of Local Plan is pragmatic decision and commitment to undertake an early Plan review should be made explicit in the Local Plan.</p>		
<b>Council’s</b>	The Council is confident about the basis on which its housing		

<p><b>response</b></p>	<p>requirements rest for the purposes of LP1. Additional work has been done to strengthen this basis (as set out in MHD007, for example). The updated housing trajectory (MHD008) takes account of the contribution made by care homes, for instance, and development in the villages and rural areas by way of neighbourhood plans and windfall sites.</p> <p>It is made clear in MHD006 that the Council intends to undertake an early review of the Local Plan. This will enable account to be taken of the new joint SHMA based on the DCLG 2012 household projections. Early work on this has already commenced but further is needed before any conclusions are reached on housing requirement.</p> <p>Underlying the Council's acceptance of a longer timeframe for the Local Plan (2011-2031 rather than 2011-2026) is an acknowledgement that it is possible to accommodate such a time by appropriate adjustments to housing requirements and supply, including an extension to the St Mary's Hill site.</p>
<p><b>Conclusions</b></p>	<p>The comments made by the respondent are noted and raise no new issues for consideration at this stage.</p> <p>No further action required.</p>

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<b>MHD / Change reference commented on</b>	MHD007		
<b>Summary of comment</b>	<p>At the Hearing it was submitted that the Local Plan’s approach failed to take account of role and ability of individual settlements to accommodate further sustainable development and created uncertainty as to whether their housing needs would be met. Now welcomes proposal to advance a more permissive policy approach to development in Stalbridge and villages.</p> <p>However, continues to be concerned that Council’s revised strategy for Stalbridge and villages lacks clarity and may continue to deliver insufficient housing in its current form. Revised proposal to provide 826 dwellings in rural areas would give 177 further homes through allocations and Neighbourhood Plans across Stalbridge and MSVs. Notes a lack of consistency in Council’s approach to deriving housing targets at authority-wide and rural-specific levels. Level of housing suggested as required in rural areas would result in an average of just 9 additional dwellings being delivered in Stalbridge and MSVs through allocations and Neighbourhood Plans and is lower than the 88 homes that be required annually to meet rural area’s affordable needs. Council’s proposed housing target for Stalbridge and villages should be expressed as a minimum to provide opportunity for further sustainable development in each of District’s settlements.</p> <p>Council’s revised proposal for rural area includes reinstatement of settlement policy boundaries for Stalbridge and MSVs, providing the opportunity for infill development in these locations. Welcomes more positive approach to development but notes intention is to retain policy of restraint in the authority’s LSVs. Would be opposed to use of settlement policy boundaries if these would only serve to restrict otherwise sustainable development from going ahead.</p>		
<b>Council’s response</b>	<p>At the Hearing sessions the Inspector asked the Council to assess the need for growth in rural areas and to re-assess the policy approach to rural settlements looking at housing and employment together. MHD007 set out the Council's response.</p> <p>JG Consulting was commissioned to undertake further work to understand housing need in Stalbridge, the MSVs, remaining villages and the open rural areas, both in terms of the needs of existing</p>		

	<p>populations and the need for in-migrants to locate to the countryside. The analysis, which builds on work undertaken as part of the 2012 SHMA Update (MHN005), shows that 41 dwellings per annum of the overall District need for 285 annual dwellings to 2031 is generated specifically from rural areas. Over the 20 year period of LP1, this equates to 826 of the 5,700 dwellings required in total between 2011 and 2031. The 177 dwellings required in the rural areas is a 'residual need' which is proposed to be allocated through LP2 and neighbourhood development plans.</p> <p>There is not a lack of consistency in approach between the authority-wide and local-specific. There is an overall approach which develops rural housing need from the overall district figure (stemming initially from the SHMA) and takes a more locally focussed view.</p> <p>The Council has not expressed housing needs in LP1 in set terms. In fact, reference in Policy 6 - Housing Distribution states that '<i>A <b>minimum of 230 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2026</b></i>'. Again, other figures are preceded by the qualifier '<i>about</i>'. The Council proposes to continue to express housing figures in such terms.</p>
<p><b>Conclusions</b></p>	<p>The comments made by the respondent are noted and raise no new issues which affect the soundness of the plan as proposed to be modified.</p> <p>No further action required.</p>