

Participant	Cliff Lane (Savills)	Rep ID	752
		Date response received	15 th May 2015
Representing	Davis Coats Families	Response reference number	MHD045
MHD / Change reference commented on	MHD006 MHD008 MHD011 MHD012 MHD018 ref 8/16/7, 8/16/9		
Summary of comment	<p>Savills are promoting land to the North East of Blandford on behalf of Davis Coats Families who wish to highlight the following points. The emerging Blandford+ Neighbourhood Plan support a mixed use scheme in this location. Land to the North East has a critical mass in which to deliver housing, employment and infrastructure. Savills are in discussion with DCC regarding delivery of a two form entry primary school. Object to statements made by the Council at the Hearings that the site has highways, flooding and landscape issues. An initial masterplan and access statement alongside a technical note on flooding are appended to the representation.</p> <p>Support the extension of the Plan period and increase in housing numbers (MHD006). Concerns that amendments still don't provide a sufficient boost to housing land supply.</p> <p>Object to the identification of the St Marys Hill site on the basis that an insufficient assessment has been made of land to the north east. In the context of sites to the west of Blandford St Mary being pushed back in the Plan period and increased site capacity at St Marys Hill concerns are raised with the over reliance on the delivery of St Marys Hill and the Brewery site.</p> <p>Support the principle for an early review of the Local Plan subject to the Plan being found sound (MHD006). Advocate a Plan which identifies the housing requirement and associated infrastructure, considers various options with an updated SA and multiple broad locations leaving the emerging NP to confirm site selection.</p> <p>The Plan should build in greater flexibility to allow the NP to decide how housing should be distributed, delivered and infrastructure provided. Disagree that the identification of the three greenfield sites at Blandford are broad locations. Concern that these sites have not been sufficiently appraised, all options considered and public scrutiny achieved.</p> <p>Concerns raised with the anticipated start date for St Marys Hill outlined in the updated housing trajectory (MHD008).</p>		

	<p>Object to the landscape appraisal of land to the North East of Blandford in MHD011. Assessment does not take account of hedge and tree retention, tree planting and buffer open space. Proposed housing school and local centre are not located in the AONB.</p> <p>Concerned the delivery of Bryanston Farm and Dorchester Hill can not be achieved due to the identified ecological issues within MHD012. The Councils approach to push sites further back in the housing trajectory does not overcome this issue.</p> <p>Support the additional wording “greenfield sites beyond the bypass” (MHD18 ref 8/16/7).</p> <p>Support the Neighbourhood Plan being able to deal with “greenfield sites beyond the bypass” (MHD18 ref 8/16/9). Propose deleting the words ‘non-strategic’ from paragraph 8.13. The proposed local centre on land to the north easts can accommodate a local doctors surgery.</p>
<p>Council’s response</p>	<p>Support for all points raised above is noted.</p> <p>Points of clarification:</p> <p>The Councils approach to the strategic growth of Blandford Forum is outlined in the NDDC Issue Statement to issue 7.</p> <p>The Council has responded to the requirement to sufficient boost housing land supply in Issue paper 4a, question 4.2.</p> <p>The Council has sought to support the production of all NP within the District and have made clear that site allocations can be undertaken in either LP2 or Neighbourhood Plans.</p> <p>The start date for the St Mary Hill site is based on the latest information available and the site is considered suitable, available and deliverable.</p> <p>The Council believe that the ecological issues identified at Bryanston Farm and Dorchester Hill can be overcome with appropriate mitigation to the satisfaction of Natural England. The Council recognises that these mitigation measures will require sufficient time to implement (MHD012).</p>
<p>Conclusions</p>	<p>The comments made by Mr Lane of Savills on behalf of Davis Coats Families are noted but do not raise new points not already covered in evidence and previous discussions.</p> <p>No further action required.</p>