

<b>Participant</b>	Tim Hoskins (Savills)	<b>Rep ID</b>	769
		<b>Date response received</b>	15 <sup>th</sup> May 2015
<b>Representing</b>	Taylor Wimpey	<b>Response reference number</b>	MHD047
<b>MHD / Change reference commented on</b>	MHD006 MHD008 MHD018 ref 4/3/14, 5/6/13, 5/6/14, 5/6/15, 5/6/16, 5/6/17, 5/6/18, 5/6/19, 8/18/26 & 8/19/24		
<b>Summary of comment</b>	<p>Support the extension of the Plan period to 2031 (MHD006).</p> <p>Support the increase in housing provision to 285dpa to take account of second homes (MHD006). Stress that 285dpa is considered a minimum figure to reflect SHMA short comings in particular economic growth and affordable housing need.</p> <p>Support the increased site capacity estimate of land to the south of Elm Close / east of the former Creamery (SHLAA site ref 2/54/059) to accommodate 45 dwellings on the basis that it is not necessary for the allotments to be provided on the site (MHD006).</p> <p>Land to the east of Elm Close at Elm Close Farm is considered a suitable broad location for the future growth of the town. Concern is raised that the Local Plan Part 1 and accompanying housing trajectory do not show further available land beyond the year 2021 to 2031 until the end of the proposed Plan period. The Plan instead relies on a modest windfall allowance.</p> <p>Support the principle for an early review of the Local Plan (MHD006). Plan wording should reflect proposed timescale and commitment to delivery.</p> <p>Support statement in MHD006 that it will be necessary to bring forward broad locations for housing growth in advance of LP2 (MHD006). This specifically applies to land to the east of the Creamery.</p> <p>Support the identification of land adjacent to the east of the former Creamery, Sturminster Newton for delivery in the first 5 years of the plan period (MHD008). Housing trajectory should appear in the Local Plan. Seek additional reassurance of land east of the former Creamery site delivery through site allocation and settlement boundary.</p> <p>Object to the requirement for detailed energy statements as building standards are already addressed by other legislation and the modifications to Policy 3 (MHD018 ref 4/3/14).</p> <p>Housing provision should be expressed as a minimum of 285 dwellings per annum (MHD018 ref 5/6/13).</p> <p>The plan period should be adjusted to run to 2031, with associated</p>		

	<p>changes to the number of homes for each town and a total of at least 5,700 to reflect the approach as set out in MDH006. (MHD018 ref 5/6/14 through to 5/6/19)</p> <p>Object to the proposed modifications to Criterion r of Policy 19 &amp; supporting text Para 8.168 as do not achieve the objective set out in MHD006 to increase site capacity (MHD018 ref 8/18/26 &amp; 8/19/24).</p>
<p><b>Council's response</b></p>	<p>Support for all points raised above is noted.</p> <p>Points of clarification:</p> <p>All references to housing provision have been amended to state 'at least' (MHD018 ref 5/6/14 through to 5/6/19). Further the District Council has clarified in Schedule of Change (MHD018 5/6/13) that "should housing supply across the District exceed the 280 dwellings per annum target, the Council will not seek to restrict the supply of additional housing in accordance with National Policy and providing it accords with the spatial approach as set out in Policy 2 – Core Spatial Strategy."</p> <p>The Councils approach to the strategic growth of Sturminster Newton is outlined in the NDDC Issue Statement to issue 10.</p> <p>The Council are conscious for the need for an early review of the Local Plan and have published a timetable within the latest Local Development Scheme November 2014 (SUD021). That timetable reflects the statutory process for preparation and the resources available. The LDS will be reviewed periodically.</p> <p>The revised housing trajectory will be inserted into Section 11 of Local Plan Part 1 (11/IMP/16 &amp; MHD008). Site allocations and settlement boundary review will occur in LP2.</p> <p>The requirement for detailed energy statements to accompany planning applications has been moved from policy to supporting text to reflect its procedural status.</p> <p>Changes to the number of homes for each town and a total of at least 5,700 to reflect the approach as set out in MHD006 is noted (MHD018 ref 5/6/14 through to 5/6/19).</p> <p>Modifications to Criterion r of Policy 19 &amp; supporting text Para 8.168 seek to clarify the broad location of the allotments (to the East of the Creamery) without defining site layout.</p>
<p><b>Conclusions</b></p>	<p>The comments made by Mr Hoskins of Savills on behalf of Taylor Wimpey are noted but do not raise new points not already covered in evidence and previous discussions.</p> <p>No further action required.</p>