



Land South of Lower Road, Stalbridge, Dorset

Supporting Statement

- 1.1 This statement has been submitted by Barratt David Wilson Homes, in support of our application to modify the Affordable Housing clauses contained within the Section 106 Agreement, assigned to planning permission 2/2020/0406/OUT.
- 1.2 Following discussions with Dorset Council throughout the lifetime of the Reserved Matters application, it is Barratt David Wilson Homes understanding, following in depth conversations with the Councils Housing Team and Stalbridge Town Council that Stalbridge has been well served recently in relation to Affordable units.
- 1.3 As such, it is considered that the Affordable Housing provision generated as a result of Barratt David Wilson Homes site (known as the Land South of Lower Road, Stalbridge) may be better suited elsewhere in the District to serve the needs of the community. As discussed with Dorset Council, Barratt David Wilson Homes will pay a commuted sum contribution to the Council in order to facilitate this. The commuted sum figure informally agreed with Dorset Council is £1.765 million.
- 1.4 Furthermore, following discussions with Dorset Council and Stalbridge Town Council, it is Barratt David Wilson Homes intention to re-apply to Dorset Council to remove the Commercial element approved under P/RES/2022/06181, replacing this with 25 residential units- (10 of which will incorporate 10 x First Homes and 4 x FOG units with live/work units on the ground floor and residential above- these are likely to be small starter business units at approximately 577 sqft).
- 1.5 We have had discussions with Commercial agents local to the area who believe this will fill a demand in the area for this type of provision whereas a retail unit might take away footfall from existing facilities in the village/town.



- 1.6 The additional residential units proposed would generally be aimed at the local market- predominantly 2 and 3 bedroom properties as there would be an over delivery of larger units in the locality and we believe this helps to redress a much-needed shortfall.
- 1.7 In order to formalise this, Barratt David Wilson Homes have submitted a Non Material Amendment application to the Council to regularise the relevant plans together with an accompanying application to modify the Affordable Housing clauses contained within the S106 Agreement (assigned to planning permission 2/2020/0406/OUT) and secure the commuted sum contribution in lieu of providing these units on site.
- 1.8 We have received supporting statements from Cllr Graham Carr-Jones (Cabinet Lead Member for Housing and Ward Member for Stalbridge and Marnhull) (appendix A), along with Paul Derrien (Housing Officer for Dorset Council) (appendix B). Both letters of support are attached to this statement for your information.
- 1.0 Whilst we understand that it is the Councils preference to produce the first draft, Barratt David Wilson Homes have reviewed the current S106 Agreements and have identified the following clauses/definitions that will require amendment or removal as a result of this application;

2.0 Definitions

- Affordable Housing (Page 2)
- Affordable Housing Scheme (Page 3)
- Affordable Housing Unit (Page 3)

- Affordable Rent (Page 3)
- Affordable Rent Tenancy (Page 4)
- Affordable Rented Units (Page 4)

- Shared Ownership Lease (Page 13)
- Shared Ownership Unit (Page 13)
- Staircased Out (page 13/14)
- Staircasing Payment (Page 14)



2.1 Clauses

- 2.11 Page 16- Paragraph 7, Clauses 7.2.2 and 7.2.5 (both of these clauses will require removal).
- 2.12 Schedule 2 of Part 1 will require removal in its entirety and replacement with a clause to secure the Commuted Sum payment. Wording to be drafted by the Council which will then be reviewed by Barratt David Wilson Homes.
- 2.13 Schedule 4, Clause 3 will also need to be removed in lieu of paying the Commuted Sum as the Affordable Units will no longer be provided on site.
- 2.2 Barratt David Wilson Homes would like to take this opportunity to reassure Dorset Council that we remain committed to working with you to secure the best possible solution for this site that serves and meets the needs of the Local Area.
- 2.3 We would be grateful if the Council would confirm receipt of this statement and accompanying application form as well as confirming that an instruction has been made to Ashfords to amend the S106 Agreement accordingly.
- 2.4 If you require any further information, please do not hesitate to contact us on the details provided within the accompanying application form.



Appendix A- Supporting Statements from Cllr Carr-Jones (Cabinet Lead Member for Housing at Dorset Council)

From: Cllr. Graham Carr-Jones <cllrgraham.carr-jones@dorsetcouncil.gov.uk>

Sent: 25 July 2023 15:52

To: Jones, Julian D <julian.d.jones@barratthomes.co.uk>; Paul Derrien <paul.derrien@dorsetcouncil.gov.uk>

Cc: Lobacz, Harriet <harriet.lobacz@barratthomes.co.uk>; Cross, James.M <James.M.Cross@barratthomes.co.uk>

Subject: *EXTERNAL:Re: Lower Road, Stalbridge

Hi Julian

I am pleased we are making headway with the commuted sum. Good news.

I would be very keen to see some "First Homes" within the additional 25 units this chimes well with the Town Council's ambition and as Ward Member you would find me quite supportive of the extra units if at least there was an opportunity for local families to get on the housing ladder.

I'm happy to discuss

Graham

Cllr Graham Carr-Jones

Cabinet Lead Member Housing

Ward member Stalbridge and Marnhull

cllrgraham.carr-jones@dorsetcouncil.gov.uk



Cllr. Graham Carr-Jones <cllrgraham.carr-jones@dorsetcouncil.gov.uk>

■ Lobacz, Harriet; ■ Jones, Julian D ▾

Re: *EXTERNAL:Re: Lower Road, Stalbridge

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Yes I am happy with the provision of some First Homes I am supportive as were the Town Council
Graham

Cllr Graham Carr-Jones


Cabinet Lead Member Housing

Ward member Stalbridge and Marnhull

cllrgraham.carr-jones@dorsetcouncil.gov.uk



Appendix B- Supporting Statement from Paul Derrien (Dorset Councils Housing Enabling Team Leader)

Paul Derrien <paul.derrien@dorsetcouncil.gov.uk>■ Jones, Julian D; ■ Lobacz, Harriet; ■ Cross, James.M; ■ Cllr. Graham Carr-JonesTue 16:55

***EXTERNAL:RE: Lower Road, Stalbridge**

Follow up. Start by 16 August 2023. Due by 16 August 2023.
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Hello Julian

Thanks for the email and sorry for the delay in my reply.

It is good to see this moving forward and that you will soon be submitting a DOV.

I am still supportive of a financial contribution towards affordable housing being provided on this site rather than the usual on-site contribution. It is good that you have discussed this matter with Hannah and Robert. As you will be aware I will be consulted on this application but the planning officers will make the final decision on what is acceptable.

The reason I am supportive of this approach is because of the high levels of affordable housing that have been built in the area recently, and that are planned to be built in the near future. This would not be the normal response to this type of application and on other sites we would still want on site provision, I am very keen to ensure that this case does not create a precedent.

The financial contribution will be used to increase the stock of housing available for homeless people in the Dorset Council area.

If you need anything else from me please let me know.

Regards

Paul

Paul Derrien
Housing Enabling Team Leader
Housing
Dorset Council

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