



PERSIMMON

Our Ref: LS/BCR

Your Ref: B+ Pre-SubPlan2016

15th March 2016

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RECEIVED

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BLANDFORD FORUM TOWN COUNCIL

Dear Ms Loch,

I am writing to you in response to your letter dated 12th February, regarding your request for Persimmon Homes to look into the Pre Submission Neighbourhood Plan for Blandford Forum, Blandford St Mary, and Bryanston. Persimmon Homes have a long record of delivering much needed homes in Blandford. We therefore greatly welcome this opportunity to comment and thank you for contacting us directly. Persimmon Homes have an interest in the content of the Pre Submission Plan due to our involvement in land at Dorchester Hill, south west of Blandford St Mary.

We have reviewed the Blandford + Neighbourhood Pre Submission Plan 2015-2031 in which we are in support. Persimmon Homes welcomes your positive approach on housing release within Blandford Forum, Blandford St Mary and Bryanston. We believe Blandford should be a focus in which development should prosper, promoting social, economic and environmental benefits. We welcome the recognition that the strategic housing proposals of the new local plan form part of the future planning for Blandford and Blandford St Mary. A recommendation I would add would be in regards to the Policies Inset Maps. It would be helpful for the inset maps to show the Local Plan proposals in addition to the Neighbourhood Plan proposals which are mapped out. This would ensure consistency and enable a more comprehensive mapping showing the future development of Blandford.

Within the Pre Submission Plan it states, in meeting local housing needs "The development of the land to the west of Blandford St Mary (at Lower Bryanston Farm and Dorchester Hill) should only commence once a mitigation package has been agreed and implemented to the satisfaction of Natural England and the community". We can confirm that mitigation measures have been agreed on the land at Dorchester Hill to the satisfaction of Natural England.

We are in support of your vision "Growing Communities Sustainably" as Blandford Forum should maintain its role as the main service centre in the south of the district, through development within the settlement boundary including "extensions, primarily of housing to the north and east of Blandford Forum and to the south east and west of Blandford St Mary". This can provide the basis for sustainable growth in the area.

In regards to "Meeting Local Housing Needs", we agree with the Neighbourhood Plan which indicates an increase in housing need as a result of the recently published East Dorset Strategic Housing Market Assessment and additional housing demand survey work. The new evidence suggests the district will need an additional 900 new homes

up to 2031 to be able to meet local needs. We support and praise the community on additional survey work carried out, which provides a coherent evidence base for implementing policies within the Pre-Submission Plan in terms of delivering needed housing numbers within the area.

Additionally, Persimmon Homes support the land allocation in regards to Policy 1: Land North and East of Blandford Forum. The Neighbourhood Plan allocates the land for a mix of uses including business, educational, community and residential uses in the form of open market, starter, self build and affordable rented homes. Based on the housing land budget contained within the framework master plan completed by Savills, it is anticipated that approximately 400 dwellings will be delivered within the neighbourhood plan boundary". We fully encourage the support given to the recent Eastern Dorset Strategic Housing Market Assessment. As a result of promoting the allocation of land for sustainable growth, this will in turn significantly increase provision for meeting local housing needs of North Dorset.

Overall, I believe the document should be commended on reflecting the challenging issues of housing need within the Blandford Area. It is essential that new development proposals reflect the need within the area, make effective use of the site and respect the character of the locality in terms of design and amenity.

Yours Sincerely,

