

## NeighbourhoodPlanning

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**From:** dsdunlop [REDACTED]  
**Sent:** 17 September 2021 10:06  
**To:** NeighbourhoodPlanning  
**Subject:** Yetminster and Ryme Intrinsic Neighbourhood Plan  
**Attachments:** Neighbourhood Plan Representations - Yetminster.pdf; Land to the North of Chapel Meadow, Yetminster.pdf

**Categories:** Green category

Dear Sirs

We refer to the above Neighbourhood Plan Consultation and submit representations in respect of:-

- Housing Need
- Policy H1 – Housing Land
- Policy H4
- Policy EW5 - Land of Local Landscape Importance

We would be grateful for confirmation of receipt of these representations.

Regards

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## **HOUSING NEED**

The current adopted Local Plan covers the 20 year period 2011-2031. The Neighbourhood Plan (NP) proposes to cover a period 2017 to 2037. It is unclear how the Neighbourhood Plan has calculated a housing provision from the Local Plan period if it has used data underpinning the Housing Needs assessments from the current Local Plan.

Paragraph 31 of the NPPF states: -

**“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.”**

This advice equally applies to the preparation of the NP and the NP has not carried out this assessment. Accordingly, there can be no support in the suggested housing provision for the NP in the period 2011-2037.

## **POLICY H1 - HOUSING LAND**

### **Choosing Locations**

Objections to the non allocation of land to the north of Chapel Meadow, Yetminster (3.95 ha) which is eminently suitable for residential development. The NPPF sets out guidance for the allocation and release of housing. Sites should be available, achievable and sustainable. The site exhibits all of these qualities as follows: i) The site is available, achievable and deliverable in line with the guidance in NPPF; ii) The site has a high landscape capacity to support a major urban expansion without offending the principle of good Planning; iii) The development can take place on land outside of the functional floodplain and in line with the guidance in NPPF; iv) The site has been intensely farmed and therefore there is little of ecological merit on the land. A development can be accommodated with a relatively low adverse ecological impact and a net ecological gain; v) Development can take place without infringing any areas of archaeological interest; vi) There are no background noise levels which would be a constraint for development; vii) All of the requisite utilities can be made available e.g. gas, electricity, water etc. to the development by the usual method of developer funding extensions and reinforcements; viii) The expansion of the settlement would not result in the loss of best and most versatile agricultural land; ix) The development could deal with the existing traffic constraints and problems whilst providing a number of potential improvements e.g. to public transport, infrastructure and the redirection of through and local traffic from the town urban area; x) The development would provide a range and mix of house types including affordable housing to specifically meet local needs. The site has been submitted to the Council's Call for Sites (Ref. No. WD/TEYM/003) (attached). It concluded that the site was "a development site". An issue was raised with regards the suitability of the access but the objectors have purchased a residential property and a suitable access can be provided to secure the site. Recommendation Allocate land to the north of Chapel Meadow, Yetminster for residential development.

## **POLICY H4**

### **Defined Development Boundary**

Objections are lodged to the suggested development boundary.

We agree that Yetminster should be identified as a Tier 3 settlement in the Southern Dorset Functional Area. It represents a sustainable location in principle for additional residential development. Yetminster benefits from a range of facilities including a primary school, a public house, village shop and post office, train station, health centre, hairdressers, children's nursery, church, Jubilee hall, scout hut, garage, children's play area, sports club including a number of football pitches, tennis courts and sports field. These facilities would enable additional residents to meet their day to day needs within the settlement. Additional development would also help sustain these facilities particularly, post Covid given the Government's initiative to stimulate economic development. Furthermore, Yetminster is served by both bus and train services. The bus service provides a link with Yeovil and Sherborne. There is a train service to Yeovil, Dorchester and Weymouth. Clearly, there are alternative transport modes to the private car which further emphasises the settlement's sustainable credentials. Yetminster is rightly identified as a Tier 3 settlement and capable of accommodating additional residential development. The objectors control land to the north of Chapel Meadow (3.95 hectares) which is ideally placed for residential development. We believe that the settlement limit should be altered to include the site as a residential allocation. The availability of the site for residential development is identified with the Council's SHLAA Ref. No. WD/YETM/03.

## **POLICY EW5 LAND OF LOCAL LANDSCAPE IMPORTANCE**

Objections are lodged to the inclusion of land to the north of Chapel Meadow within this designation. The land has been submitted to Dorset Council's Call for Sites. The response is now that this was a 'developable site'. With specific regard to landscape, there was no comments made regarding the site being of local landscape importance. Indeed, the Council's response stated: -

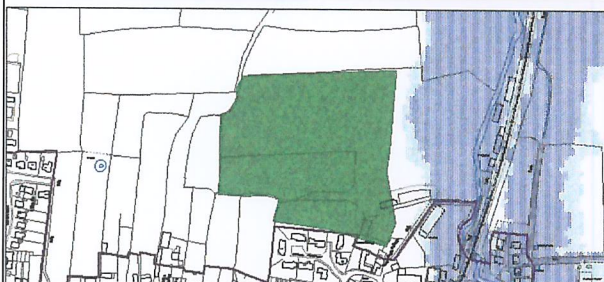
**“Level site well contained in wider views. This site has the potential to absorb development without significant adverse impact on the wider landscape.”**

There were no comments about this site performing any particular landscape objective or being of importance. Accordingly, there is no justification or indeed evidence for the site to be identified in this designation.

### Recommendation

The site be excluded from this designation. This designation should be removed for the site on Map 4.

Site Reference: WD/YETM/003

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Site name:</b>	Land to the north of
	<b>Site Address:</b>	Chapel Meadow
	<b>Developable Site Area (ha)</b>	3.95
	<b>Ward/Settlement</b>	Yetminster
	<b>Previously Developed Land?</b>	No
	<b>Current Land Use</b>	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Fairly flat. Gently sloping up to west.	
Flood Risk	Low flood risk – bordering flood risk zone 3.	
Access	The main vehicular access point should be through upgrading the farm access track east of Lower Farm House. Public footpath (N34/120 runs to the east.	The development would also need to provide for appropriate traffic management along Chapel Lane & the High Street. A pedestrian/cycle link westwards to access the school would be useful.
Contamination	None recorded on site.	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed. Within walking distance of school, village shop, hall, doctors' surgery, and railway station.	
Townscape/Landscape Character	Level site well contained in wider views. The site has the potential to absorb development without significant adverse impact on the wider landscape.	In keeping with the character of the area.

<b>Relevant Policy Considerations</b>	Outside Development Boundary, LLLI to west. Conservation Area to south and west.				
<b>Availability (ownership)</b>	Identified through officer survey.				
<b>Suitability</b>	Yes – dependent on satisfactory access arrangements and design / layout.				
<b>Achievability</b>	Yes – development should be viable in this location.				
<b>Estimate of Potential</b>	138 units	<b>Potential Density</b>	35 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change.				
<b>Conclusion</b>	A developable site				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.