



Planning Policy  
Dorset Council  
South Walks House  
South Walks Road  
Dorchester  
DT1 1UZ

Sent via email to [planningpolicyteamd@dorsetcouncil.gov.uk](mailto:planningpolicyteamd@dorsetcouncil.gov.uk)

22<sup>nd</sup> May 2019

Dear sir / madam,

**Motcombe Neighbourhood Plan 2017 to 2027 – Regulation 16 Consultation (Submission Draft)**

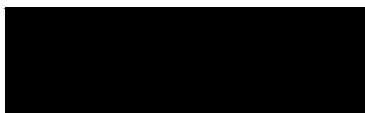
Please find enclosed our comments in response to the consultation on the Motcombe Neighbourhood Plan Submission Draft (NP) and associated Basic Conditions Statement. As referred to within our comments on the previous draft of the NP Wyatt Homes has an interest in the land referred to as 'roadside adjoining Shire Meadows'.

Wyatt Homes is a locally based regional house builder with a track record of delivering attractive and successful developments built to the highest standards. The company has become a leading name in the quality place making, working closely with local communities in the development of sustainable new neighbourhoods.

We welcome the progress that has been made on the Neighbourhood Plan in identifying sites to support the growth of the village, and support identification of the 'roadside adjoining Shire Meadows' as a proposed housing allocation (Policy MOT9). As set out within our comments we do however have some concerns regarding conformity of specific aspects of the NP with the adopted North Dorset Local Plan Part 1 (January 2016) and in respect of duplication of existing requirements.

Please contact me if you have any queries regarding the submitted comments.

Yours faithfully



**Nick Guildford MRTPI**  
Planning Manager

Encl. Comments Forms in relation to Basic Conditions Statement (policies MOT7 and MOT9)  
Comments Forms in relation to Submission Plan (policies MOT6, MOT7, MOT7a, MOT9, paragraphs 3.31, 4.11, 4.25 and the Policies Maps)



## MOTCOMBE NEIGHBOURHOOD PLAN

Regulation 16 Consultation 12 April to 24 May 2019

### Response Form

The proposed Motcombe Neighbourhood Plan 2017 to 2027 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website:

[www.dorsetcouncil.gov.uk/motcombe-neighbourhood-plan](http://www.dorsetcouncil.gov.uk/motcombe-neighbourhood-plan)

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**Deadline:** 4pm on Friday 24 May 2019. Representations received after this date will not be accepted.

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### Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy ([www.dorsetcouncil.gov.uk/privacypolicy](http://www.dorsetcouncil.gov.uk/privacypolicy)). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	
First Name	Nick	
Last Name	Guildford	

Job Title(if relevant)	Planning Manager	
Organisation (if relevant)	Wyatt Homes	
Address	██████████ ██████	
Postcode	██████	
Tel. No.	██████████	
Email Address	██	

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

	Submission Plan
	Consultation Statement
√	Basic Conditions Statement
	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	MOT7 (Meeting the area's housing needs)
Page	

Appendix	
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**3. Do you wish to?** *Please tick one box only.*

	Support
√	Object
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

***Introduction***

*Development Plan*

The Neighbourhood Plan (NP) is to be examined in the context of the adopted North Dorset Local Plan Part 1 (January 2016) (NDLP) the strategic policies of which it must be in general conformity. The submitted 'Basic Conditions Report – March 2019' sets out the relevant strategic policies of the NDLP, including policy 7 (Delivering Homes) and policy 8 (Affordable Housing).

*National Planning Policy*

As the NP was formally submitted to the local planning authority in March 2019 it is to be examined in the context of the National Planning Policy Framework, February 2019 (NPPF19), relevant paragraphs from which are referred to within these comments as appropriate.

***Comments on Policy MOT7 in relation to the Basic Conditions Statement***

*Housing requirement*

Policy MOT7 refers to the amount of housing growth supported over the plan period being intended to deliver in the region of 3.6 dwellings per annum (36 dwellings over the ten year plan period). It is noted that this figure has been derived from a local housing needs review undertaken by Dorset Planning Consultant Ltd.

Paragraph 65 of the NPPF19 requires strategic planning authorities to set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. It is acknowledged that this requirement came into force after the adoption of the NDLP, as such it does not include a housing requirement figure for the Motcombe Neighbourhood Plan Area. In any event, the strategic policies within the NDLP are out of date as a result of Dorset Council not being able to demonstrate a five-year supply of housing sites within the North Dorset area. This position has been confirmed in the most recently published Annual Monitoring Report for North Dorset (December 2018), which refers to a supply of 3.3 years and planning application decisions by the local planning authority (LPA) since then.

Paragraph 66 of the NPPF19 notes that in such instances the LPA should provide an indicative figure, if requested to do so by the neighbourhood planning body (NPB). It is not clear whether or not this has been sought by the NPB but page 9 of the submitted 'Basic Conditions Report – March 2019' states that the approach to the housing requirement has

been agreed with the LPA. Page 10 of the Basic Conditions Report refers to the current housing land supply in relation to the 'rural area's target' being in excess of 8 years. We have concerns regarding any reliance on this position, housing land supply considerations being required to relate to the whole local plan requirement as opposed to an element of it.

While the content of the Housing Needs Review (reviewed and updated February 2019) is noted, in light of the above and to minimise the risk of the housing requirement becoming out of date and falling short of the needs of the village and wider North Dorset Area it is essential that sufficient flexibility is incorporated into the NP.

To achieve suitable flexibility, the housing requirement within the NP, specifically within policy MOT7 and MOT9 should be referred to as 'at least'.

*'The amount of housing growth supported is intended to deliver at least 3.6 dwellings per annum averaged over the plan period.'*

#### *Affordable housing*

Policy MOT7 also refers to affordable housing being provided on all major developments, to comprise at least 40% of the total numbers of dwellings.

While we support the provision of an appropriate and viable level of affordable housing within our schemes the requirement of policy MOT7 is contrary to policy 8 (affordable housing) of the North Dorset Local Plan Part 1 (NDLP) which requires development of eleven or more net additional dwellings to contribute towards affordable housing. A copy of policy 8 is enclosed for ease of reference.

Policy MOT7 does not therefore meet the test of conformity with the strategic policies contained in the development plan in this regard. To rectify this, if policy wording related to the provision of affordable housing is retained within the NP, in particular policy MOT7 (on the basis that it would simply duplicate existing policy in the development plan it is suggested that all references could be deleted) it should as a minimum be amended to be consistent with the NDLP. As such, the second paragraph of policy MOT7 should be amended to read:

~~'Affordable housing will be provided on all major developments.~~ Affordable housing will be provided on all sites that deliver eleven or more net additional dwellings and which have a maximum combined gross floorspace of more than 1,000 square metres.'

#### *Housing mix*

Policy MOT7 refers to open market housing providing a mix of 1, 2 and 3 bedroom homes to include at least 50% as apartments or terraced properties, including those designed as age ready housing.'

While it is acknowledged that there are local variances the suggested market housing mix within draft policy MOT7 (paragraph 4.5 also refers to it being unlikely that further 4 bedroom or larger homes will be needed) is in conflict with that set out within policy 7 of the NDLP, which refers to provision of:

- 40% of market housing as one or two bedroom properties and
- about 60% as three or more bedroom properties

A copy of policy 7 is enclosed for ease of reference.

Equally while the policy refers to at least 50% of open market housing being apartments or terraced the Eastern Dorset Strategic Housing Market Assessment (SHMA) suggests a need for only 10% of market dwellings to be flats and 25% terraced within North Dorset, with 25% semi-detached and 40% detached. An extract from the SHMA is enclosed for ease of reference.

In the context of the above, the need for plans to include flexibility to take account of changing market demand and the general principle of ensuring that new development includes a mix of house types and sizes, we suggest that the third paragraph of policy MOT7 be revised as follows (additional text underlined, deleted text struck through):

The type and size of open market housing should provide a mix of ~~1, 2 and 3 bedroom~~ homes to include, at least 50% as in appropriate locations, apartments or terraced properties, including those designed for age-ready housing.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

For ease of reference the suggested modifications to policy MOT7 can be summarised as follows (text proposed to be deleted struck through and proposed additional text underlined):

The amount of housing growth supported is intended to deliver at least 3.6 dwellings per annum, ~~averaged~~ over the plan period.

~~Affordable housing will be provided on all major developments.~~ Affordable housing will be provided on all sites that deliver eleven or more net additional dwellings and which have a maximum combined gross floorspace of more than 1,000 square metres.

The type and size of affordable homes should include a mix of 1-3 bedroom rented, shared ownership and starter homes (or a different mix if justified by an up-to-date housing needs survey). Provision may also be made through rural exception sites, under Policy MOT13.

The type and size of open market housing should provide a mix of ~~1, 2 and 3 bedroom~~ homes to include, at least 50% as in appropriate locations, apartments or terraced properties, including those designed for age-ready housing.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Date: 22<sup>nd</sup> May 2019  
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**POLICY 8: AFFORDABLE HOUSING**

Development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing. On schemes of six to ten in Areas of Outstanding Natural Beauty, including housing on mixed-use sites, financial contributions to the provision of affordable housing will be sought.

Such development will contribute to the provision of affordable housing in the following proportions:

- a within the settlement boundaries of Gillingham and Sturminster Newton and within any urban extensions to these towns, 25% of the total number of dwellings will be affordable; and
- b within the settlement boundaries of Shaftesbury and Blandford (Forum and St. Mary) and within any urban extensions to these towns, 30% of the total number of dwellings will be affordable; and
- c elsewhere in the District 40% of the total number of dwellings will be affordable.

In the event of grant funding (or another subsidy) being secured or having the prospect of being secured in relation to affordable housing provision on a site, the percentage of affordable housing provided should be maximised to reflect the level of funding secured.

In cases where a level of affordable housing provision below the target percentages is being proposed, the developer may be offered an opportunity (subject to certain requirements) to involve the District Valuer or other mutually agreed independent assessor with a view to securing a mutually agreed level of affordable housing provision. In any case where viability is an issue, an 'open book' approach will be sought on any viability assessment.

If it can be demonstrated that a level of affordable housing provision below the percentages set out above can be justified on grounds of viability (taking account of grant funding or any other subsidy) an obligation will be required:

- d to secure the maximum level of provision achievable at the time of the assessment.



## **POLICY 8: (CONT'D): AFFORDABLE HOUSING**

The presumption is that affordable housing will be provided on site. Where the size of a site means that the full required percentage of affordable housing could not be provided on site, the amount of affordable housing that can be accommodated on site will be maximised. Any shortfall in on-site provision will be met either by off-site provision or, where alternative off-site provision is not considered feasible or viable, by a financial contribution. Where a developer contribution in lieu of actual affordable housing provision is considered appropriate, contributions will be sought based on realistic assessments of the cost of delivering affordable homes.

Within the District as a whole, 70% to 85% of all new affordable housing should be provided as affordable rented and/or social rented housing. The remaining 15% to 30% should be provided as intermediate housing. As a starting point for site-based negotiations, the Council will seek a tenure split within this range on individual sites, but a different split may be permitted if it can be justified by local circumstances, local needs or local viability considerations. Where local market conditions would make affordable rent unaffordable for those in housing need in that area, the Council will seek the provision of social rented housing, subject to local viability considerations.

Adapted or supported housing should be considered as part of the affordable housing mix.

Affordable housing should be designed to be indistinguishable from other housing on a development site. On a larger site, the affordable units should be pepper-potted amongst the market housing, or where there is a high proportion of affordable housing, grouped in small clusters amongst the market housing.

## **POLICY 7: DELIVERING HOMES**

### **Housing Mix**

All housing should contribute towards the creation of mixed and balanced communities.

In the period to 2031, the Council will support the delivery of about 40% of market housing in North Dorset as one or two bedroom properties and about 60% of market housing as three or more bedroom properties.

In the period to 2031, the Council will support the delivery of about 60% of affordable housing in North Dorset as one or two bedroom properties and about 40% of affordable housing as three or more bedroom properties.

These proportions will be the starting point for negotiations on the mix of house sizes on all sites where 10 or more dwellings are proposed, although a different mix may be permitted if it can be soundly justified by local circumstances or viability considerations. On sites of less than 10 dwellings, a mix of house sizes appropriate to each specific site will be sought, although in the case of rural exception sites, the mix should reflect identified local needs in accordance with Policy 9 – Rural Exception Affordable Housing.

### **The Housing Needs of Particular Groups**

The Council will seek to meet the needs of different groups in the community both through the provision of a suitable mix of market and affordable house sizes and by working with partners, including registered social landlords, Dorset County Council and NHS Dorset health and social care services.

The Council will support the provision of age-restricted housing for the elderly and will usually seek to control its occupancy by planning condition or planning obligation. Where evidence exists, provision of housing for people requiring specially adapted or supported housing should be provided as part of the general mix of housing on a site. For sites of 10 or more dwellings this mix should be determined through early engagement with registered social landlords, Dorset County Council and NHS Dorset health and social care services.

New social care or health related development proposals within the C2 use class, or proposals which extend the provision of existing facilities, should be in accordance with the strategic aims of Dorset County Council and NHS Dorset health and social care services unless it can be demonstrated that it would not be practical or viable to do so.

## **POLICY 7 (CONT'D): DELIVERING HOMES**

### **Residential Density**

The design and layout of any development with a housing element should seek to achieve a residential density that:

- a makes effective use of the site; and
- b respects the character and distinctiveness of the locality; and
- c is acceptable in terms of design and amenity, both for the intended occupants of the new development and the occupants of existing development in the vicinity.

High-density housing development (above 50 dwellings per hectare) is only likely to be acceptable:

- d in town centres; or
- e in areas outside town centres, which offer opportunities for walking, cycling and the use of public transport to access key locations and essential facilities; or
- f in other locations that have already been developed at a high density.

### **Infilling and Residential Gardens**

Any infilling that takes place within the settlement boundaries of Blandford, Gillingham, Shaftesbury, Sturminster Newton, Stalbridge and the eighteen larger villages, should be sensitively designed to its local context and respect the amenity of adjoining properties.

Where settlement boundaries exist, or are created or modified in neighbourhood plans, local communities are encouraged to develop more detailed policies relating to infilling and should be sensitively designed to the local context and to respect the amenity of adjoining properties.

detached and terraced homes would provide a more balanced stock, this needs to be considered in line with the role and function of different locations.

- 8.55 The table below therefore brings together a suggested profile of market housing in each area by dwelling type. The suggested proportion of flatted accommodation is also included within the figures. Across the HMA the analysis suggests a need for around 35% of homes to be detached, 20% semi-detached, 15% terraced and 30% flats. There are notable variations by location.

**Table 56: Suggested Mix of Market Housing by Dwelling Type (Built Form)**

	Detached	Semi-detached	Terraced	Flat
<b>Bournemouth</b>	30%	15%	15%	40%
<b>Christchurch</b>	35%	25%	20%	20%
<b>East Dorset</b>	45%	20%	15%	20%
<b>North Dorset</b>	40%	25%	25%	10%
<b>Poole</b>	35%	20%	15%	30%
<b>Purbeck</b>	35%	20%	20%	25%
<b>Eastern Dorset</b>	35%	20%	15%	30%

- 8.56 As with other analysis, these outputs should be treated as indicative and the actual types of dwelling provided in each area will to some extent depend on the characteristics of individual housing sites. However, taking account of how demographic change is likely to impact on housing need and also reflecting the current profile of the housing offer, it is considered that the above profile of additional stock in the market sector would meet needs and provide a balanced housing offer in each area and across the HMA.

### **Affordable Housing**

- 8.57 A similar analysis has been carried out in the affordable sector – the table below showing the current profile of dwelling types in each area compared with the regional and national position (excluding flats). This analysis shows a slightly higher proportion of detached and semi-detached homes and fewer terraced properties – difference between areas is not as significant as for the analysis of market housing.

**Table 57: Dwelling Profile of Affordable Housing – 2011 (Excluding Flats)**

	Detached	Semi-detached	Terraced
<b>Bournemouth</b>	8.1%	61.6%	30.3%
<b>Christchurch</b>	5.3%	48.0%	46.7%
<b>East Dorset</b>	11.9%	56.5%	31.6%
<b>North Dorset</b>	5.9%	59.2%	34.9%
<b>Poole</b>	7.1%	58.8%	34.1%
<b>Purbeck</b>	4.1%	59.5%	36.3%
<b>Eastern Dorset</b>	7.2%	58.4%	34.4%
<b>South West</b>	5.5%	52.3%	42.2%



## MOTCOMBE NEIGHBOURHOOD PLAN

Regulation 16 Consultation 12 April to 24 May 2019

### Response Form

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	Personal Details *	Agent's Details *
Title	Mr	
First Name	Nick	
Last Name	Guildford	

Job Title(if relevant)	Planning Manager	
Organisation (if relevant)	Wyatt Homes	
Address	██████████ ██████	
Postcode	████████	
Tel. No.	██████████	
Email Address	██	

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## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

	Submission Plan
	Consultation Statement
√	Basic Conditions Statement
	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	MOT9 (Housing Site: roadside adjoining Shire Meadows)
Page	

**3. Do you wish to?** *Please tick one box only.*

	Support
√	Object (to specific aspects of the policy, the principle of the proposed allocation being supported)
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

***Introduction***

*Development Plan*

The Neighbourhood Plan (NP) is to be examined in the context of the adopted North Dorset Local Plan Part 1 (January 2016) (NDLP) the strategic policies of which it is required be in general conformity with. The submitted 'Basic Conditions Report – March 2019' sets out the relevant strategic policies of the NDLP, including policy 7 (Delivering Homes) and policy 8 (Affordable Housing).

*National Planning Policy*

As the NP was formally submitted to the local planning authority in March 2019 it is to be examined in the context of the National Planning Policy Framework, February 2019 (NPPF19), relevant paragraphs from which are referred to within these comments as appropriate.

***Comments on Policy MOT9 in relation to the Basic Conditions Statement***

The proposed housing allocation for the land adjoining Shires Meadow is **supported**. The site is well related to the village and represents a sustainable location for development as concluded by the assessment work undertaken by the Neighbourhood Plan Group.

The site comprises part of a field currently used for grazing. It is not constrained by any ecological, landscape, heritage or planning designations and lies within flood zone 1 which has a low probability of flooding. The site is not identified as being at risk from surface water flooding. The use of sustainable drainage systems will ensure that run-off rates are controlled and development does not increase flood risk off-site in accordance with national planning policy and guidance.

*Housing Numbers*

For the reasons set out in relation to our separate comments on policy MOT7, policy MOT9 should be revised to refer to the provision of 'at least' 10 dwellings on the site.

*Affordable Housing*

As referred to within our separate comments on policy MOT7 (Meeting the area's housing needs) the requirement to provide at least 4 affordable homes on the site when allocated

for only 'about 10 dwellings' is in conflict with policy 8 of the NDLP, which sets a threshold of eleven or more net additional dwellings with respect to requirements for the provision of affordable housing.

To ensure that the NP conforms with the NDLP, policy MOT9 should be amended to delete reference to 'including at least 4 affordable homes', planning policy requirements with regard to the provision of affordable housing already addressed within the NDLP.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

For ease of reference the suggested modifications to policy MOT9, also addressed in comments on the NP in general, can be summarised as follows (text proposed to be deleted struck through and proposed additional text underlined):

Land at Shire Meadows, as shown on the Policies Map, is allocated for at least about 10 dwellings ~~including at least 4 affordable homes~~, at a density appropriate to the village's character, subject to all consideration of the following requirements:

- a) The type and size of housing accords with Policy MOT7;
- b) The layout of development respects the linear pattern of roadside development;
- c) The design and scale of dwellings, combined with a landscape scheme along the southern boundary, provides a soft landscaped edge and will minimise the visual impact of development in wider views from public rights of way;
- d) ~~A biodiversity mitigation and enhancement plan is secured to provide a net gain in biodiversity~~ A net gain in biodiversity being secured through any measures that may be required as part of an approved biodiversity mitigation and enhancement plan;
- e) Suitable safe access is secured, and provision is made for a footway along the site frontage and allowing for safe connection as far as practical and viable to The Street;
- f) A surface water drainage strategy is secured that ensures drainage from the site is designed so as to avoid (and ideally reduce) flood risk to properties adjoining Shire Meadows

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature:

Date:

22<sup>nd</sup> May 2019

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Last Name	Guildford	

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	<i>Location of Text</i>
Whole document	
Section	
Policy	MOT6 (Local Wildlife Enhancement)
Page	

Appendix	
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**3. Do you wish to?** *Please tick one box only.*

	Support
	Object
√	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

Wyatt Homes support the inclusion of wildlife enhancement measures as part of development schemes where appropriate.

Policy MOT6 however duplicates requirements already set out by Dorset Council with regard to the need for and relevant thresholds in relation to submission of a Biodiversity Mitigation and Enhancement Plan in support of a planning application (see weblink below to the council's schedule of planning application requirements dated 2<sup>nd</sup> April 2019).

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/documents/submit/joint-validation-checklist.pdf>

Planning policy requirements with respect to biodiversity enhancement are also already included within policy 4 (The Natural Environment) of the adopted North Dorset Local Plan Part 1 (January 2016). The policy is not therefore necessary.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

Delete policy MOT6.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Date: 22<sup>nd</sup> May 2019  
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	Personal Details *	Agent's Details *
Title	Mr	
First Name	Nick	
Last Name	Guildford	

Job Title(if relevant)	Planning Manager	
Organisation (if relevant)	Wyatt Homes	
Address	██████████ ██████	
Postcode	████████	
Tel. No.	██████████	
Email Address	██	

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## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	MOT7a (Local Views)
Page	

Appendix	
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**3. Do you wish to?** *Please tick one box only.*

	Support
√	Object
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

It is noted from the 'Pre-Submission Consultation Summary' document that this policy was added to the plan in response to comments raised by the Cranborne AONB Team with regard to the potential for new development to adversely impact upon views from the Cranborne Chase Area of Outstanding Natural Beauty (AONB). The western boundary of the AONB is approximately 1km to the east of the village beyond the NP area.

As currently worded this policy requirement could constrain the delivery of sites that are identified as allocations for housing development within the NP, in particular those located adjacent to existing public rights of way. The policy incorrectly places emphasis on public rights of way in general as opposed to views from public rights of way within the AONB.

Policy 4 of the adopted North Dorset Local Plan Part 1 (January 2016) addresses the relevant requirements to be considered with regard to the landscape impact of new development when determining planning applications. As such policy MOT7a is unnecessary and could be deleted. A copy of policy 4 of the NDLP is enclosed for ease of reference.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

Delete Policy MOT7a.

Should policy MOT7A be retained within the NP it should be revised accordingly to make clear that consideration of the impact of views from public rights of way relates to views from within the Cranborne Chase AONB.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Date: 22<sup>nd</sup> May 2019  
*If submitting the form electronically, no signature is required.*



## **POLICY 4: THE NATURAL ENVIRONMENT**

The natural environment of North Dorset and the ecosystem services it supports will be enhanced through the protection of environmental assets and the establishment of a coherent ecological network of designated sites and stepping stone sites linked via corridor features. Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change. Where opportunities exist, new habitats should be created to enhance this network further.

Developments that offer gains in biodiversity whether through the restoration of habitats or the creation of linkages between existing sites, will be looked upon favourably in the decision-making process.

Developments are expected to respect the natural environment including the designated sites, valued landscapes and other features that make it special. Developments should be shaped by the natural environment so that the benefits it provides are enhanced and not degraded.

Development proposals which seek to conserve or enhance the natural environment should be permitted unless significant adverse social or environmental impacts are likely to arise as a result of the proposal.

### **Landscape Character**

The landscape character of the District will be protected through retention of the features that characterise the area. Where significant impact is likely to arise as a result of a development proposal, developers will be required to clearly demonstrate that the impact on the landscape has been mitigated and that important landscape features have been incorporated in to the development scheme.

### **Areas of Outstanding Natural Beauty (AONB)**

Within the areas designated as AONB and their setting, development will be managed in a way that conserves and enhances the natural beauty of the area. Proposals which would harm the natural beauty of the AONBs will not be permitted unless it is clearly in the public interest to do so. In such instances, effective mitigation should form an integral part of the development proposals. Developers will be expected to demonstrate how they have had regard to the objectives of the relevant AONB management plan for the area.

## **POLICY 4 (CONT'D): THE NATURAL ENVIRONMENT**

### **Internationally Important Wildlife Sites**

Developers should demonstrate that their proposals will not have significant adverse effects, including cumulative effects, on internationally important wildlife sites. Where this cannot be demonstrated, appropriate mitigation measures will be required otherwise permission will be refused. Mitigation measures for specific sites will include:

- a in relation to Fontmell and Melbury Downs SAC, contributions towards the effective management of the site to reduce recreational pressure;
- b in relation to Rooksmoor SAC, contributions towards the establishment of the North Dorset Trailway between Sturminster Newton and Stalbridge to reduce traffic pollution on the site;
- c in relation to the Dorset Heaths SAC, Dorset Heaths (Purbeck and Wareham) and Studland Dunes SAC, Dorset Heathlands SPA, and Dorset Heathlands Ramsar site, contributions from developments within 5km of the heathland designations towards the sustainable management of the heathland sites or contributions towards the provision of alternative accessible recreation space to reduce recreational pressure on the Dorset heathlands;
- d in relation to the Poole Harbour SPA and Poole Harbour Ramsar site, developments within the harbour catchment will be required to be nitrogen neutral to avoid increasing nitrogen inputs into Poole harbour. A package of measures including upgrade of sewage treatment works or through the transfer of land from intensive agricultural use to less intensive grassland or woodland uses is available.

### **Sites of Special Scientific Interests (SSSIs)**

Nationally designated wildlife sites should not be harmed by development unless it can be clearly demonstrated that the benefits of development clearly outweigh the impact on the site and the wider SSSI site network.

Developers should demonstrate that their proposals will not have a negative impact, including cumulative impacts, on nationally designated wildlife sites. Where the potential for harm is identified, effective mitigation measures will need to be put into place. Developments should seek to link sites together to contribute towards the establishment of a coherent ecological network.

## **POLICY 4 (CONT'D): THE NATURAL ENVIRONMENT**

### **Locally Designated Natural Environment Sites**

Locally designated sites represent some of the most valuable local environmental sites. Development should have regard to the reasons for the designation and not harm the integrity of these sites nor connections between them and other environmental assets.

Development proposals should aim to avoid impact on local biodiversity sites however where impact is unavoidable; developers will be required to provide effective mitigation for this loss in biodiversity. As a last resort, compensation measures may be acceptable if effective mitigation cannot be provided. Such compensation measures must offer gains equivalent in magnitude to the loss resulting from the development.

### **Agricultural Land**

The best and most versatile agricultural land will be safeguarded from permanent loss unless it can be demonstrated that there are no suitable alternative sites, or that the proposal has significant economic or social benefits that outweigh the loss of the land from agricultural uses, or that the proposal would support an existing agricultural business.

### **Species**

Where there is likely to be an impact on nationally protected or locally rare or scarce species, an assessment of the impact on these species should be submitted to accompany development proposals. This should be appropriate to the scale of development and be informed initially through consultation with the local environmental records centre.



## MOTCOMBE NEIGHBOURHOOD PLAN

Regulation 16 Consultation 12 April to 24 May 2019

### Response Form

The proposed Motcombe Neighbourhood Plan 2017 to 2027 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website:

[www.dorsetcouncil.gov.uk/motcombe-neighbourhood-plan](http://www.dorsetcouncil.gov.uk/motcombe-neighbourhood-plan)

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<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	MOT9 (Housing Site: roadside adjoining Shire Meadows)
Page	

**3. Do you wish to?** *Please tick one box only.*

	Support
√	Object (to specific aspects of the policy, the principle of the proposed allocation being supported)
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

***Introduction***

*Development Plan*

The Neighbourhood Plan (NP) is to be examined in the context of the adopted North Dorset Local Plan Part 1 (January 2016) (NDLP) the strategic policies of which it is required be in general conformity with. The submitted 'Basic Conditions Report – March 2019' sets out the relevant strategic policies of the NDLP, including policy 7 (Delivering Homes) and policy 8 (Affordable Housing).

*National Planning Policy*

As the NP was formally submitted to the local planning authority in March 2019 it is to be examined in the context of the National Planning Policy Framework, February 2019 (NPPF19), relevant paragraphs from which are referred to within these comments as appropriate.

***Comments on Policy MOT9***

The proposed housing allocation for the land adjoining Shires Meadow is **supported**. The site is well related to the village and represents a sustainable location for development as concluded by the assessment work undertaken by the Neighbourhood Plan Group.

The site comprises part of a field currently used for grazing. It is not constrained by any ecological, landscape, heritage or planning designations and lies within flood zone 1 which has a low probability of flooding. The site is not identified as being at risk from surface water flooding. The use of sustainable drainage systems will ensure that run-off rates are controlled and development does not increase flood risk off-site in accordance with national planning policy and guidance.

*Housing Numbers*

For the reasons set out in relation to our separate comments on policy MOT7, policy MOT9 should be revised to refer to the provision of 'at least' 10 dwellings on the site.

*Affordable Housing*

As referred to within our separate comments on policy MOT7 (Meeting the area's housing needs) the requirement to provide at least 4 affordable homes on the site when allocated

for only 'about 10 dwellings' is in conflict with policy 8 of the NDLP, which sets a threshold of eleven or more net additional dwellings with respect to requirements for the provision of affordable housing.

To ensure that the NP conforms with the NDLP, policy MOT9 should be amended to delete reference to 'including at least 4 affordable homes', planning policy requirements with regard to the provision of affordable housing already addressed within the NDLP.

#### *Biodiversity Mitigation Plan*

As noted above in our comments on draft policy MOT6 the requirement to provide a biodiversity mitigation and enhancement plan is already set out elsewhere. We would suggest that criterion d) of policy MOT9 should therefore either be deleted or amended to the following:

- d) a net gain in biodiversity being secured through any measures that may be required as part of an approved biodiversity mitigation and enhancement plan

#### *Footway*

While we acknowledge the importance of seeking to achieve provision of safe connections for pedestrians to The Street and welcome the reference to 'as far as practical' within criterion e) of policy MOT9 we would also suggest that reference be made to viability considerations. This could be addressed through revision of criterion e) to the following:

- e) Suitable safe access is secured, and provision is made for a footway along the site frontage and allowing for safe connection as far as practical and viable to The Street.'

#### *Potential to meet additional housing need*

Should a need to identify additional land to meet housing requirements be identified during the examination of the NP either as a further allocation or as a reserve site, there is an opportunity to extend the proposed site allocation south, via an amendment to the Policies Map as shown on the enclosed plan.

As highlighted through our comments on earlier drafts of the plan inclusion of this land would maximise the benefits that development of the site can bring to the local community, including provision of affordable housing, while making best use of the land available.

Increasing the size of the site would enable the provision of between 20 and 25 dwellings (at a density of up to 15 dwellings per hectare) on the site.

Consistent with policy 8 of the NDLP, a larger scheme could potentially deliver up to 10 affordable housing units for the community along with a consummate increase in contributions towards local infrastructure, in addition to potential provision of on-site open space. This would be more consistent with government policy on making the best use of land and achieving high quality development, specifically the following references from the NPPF:

*'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses...'* (paragraph 117)

*'Planning policies and decisions should support development that makes efficient use of land, taking into account a) the identified need for different types of housing and*

*other forms of development, and the availability of land suitable for accommodating it  
b) local market conditions and viability e) the importance of securing well-designed,  
attractive and healthy places' (paragraph 122)*

*'Planning policies and decisions should ensure that developments: e) optimise the  
potential of the site to accommodate and sustain an appropriate amount and mix of  
development (including green and other public space) and support local facilities and  
transport networks' (paragraph 127)*

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

For ease of reference the suggested modifications to policy MOT9 can be summarised as follows (text proposed to be deleted struck through and proposed additional text underlined):

Land at Shire Meadows, as shown on the Policies Map, is allocated for at least about 10 dwellings ~~including at least 4 affordable homes~~, at a density appropriate to the village's character, subject to all consideration of the following requirements:

- a) The type and size of housing accords with Policy MOT7;
- b) The layout of development respects the linear pattern of roadside development;
- c) The design and scale of dwellings, combined with a landscape scheme along the southern boundary, provides a soft landscaped edge and will minimise the visual impact of development in wider views from public rights of way;
- d) ~~A biodiversity mitigation and enhancement plan is secured to provide a net gain in biodiversity~~ A net gain in biodiversity being secured through any measures that may be required as part of an approved biodiversity mitigation and enhancement plan;
- e) Suitable safe access is secured, and provision is made for a footway along the site frontage and allowing for safe connection as far as practical and viable to The Street;
- f) A surface water drainage strategy is secured that ensures drainage from the site is designed so as to avoid (and ideally reduce) flood risk to properties adjoining Shire Meadows

As referred to above should a need to identify additional land to meet housing requirements be identified during the examination of the NP either as a further allocation or as a reserve site, there is an opportunity to extend the proposed site allocation south, via an amendment to the Policies Map as shown on the enclosed plan.

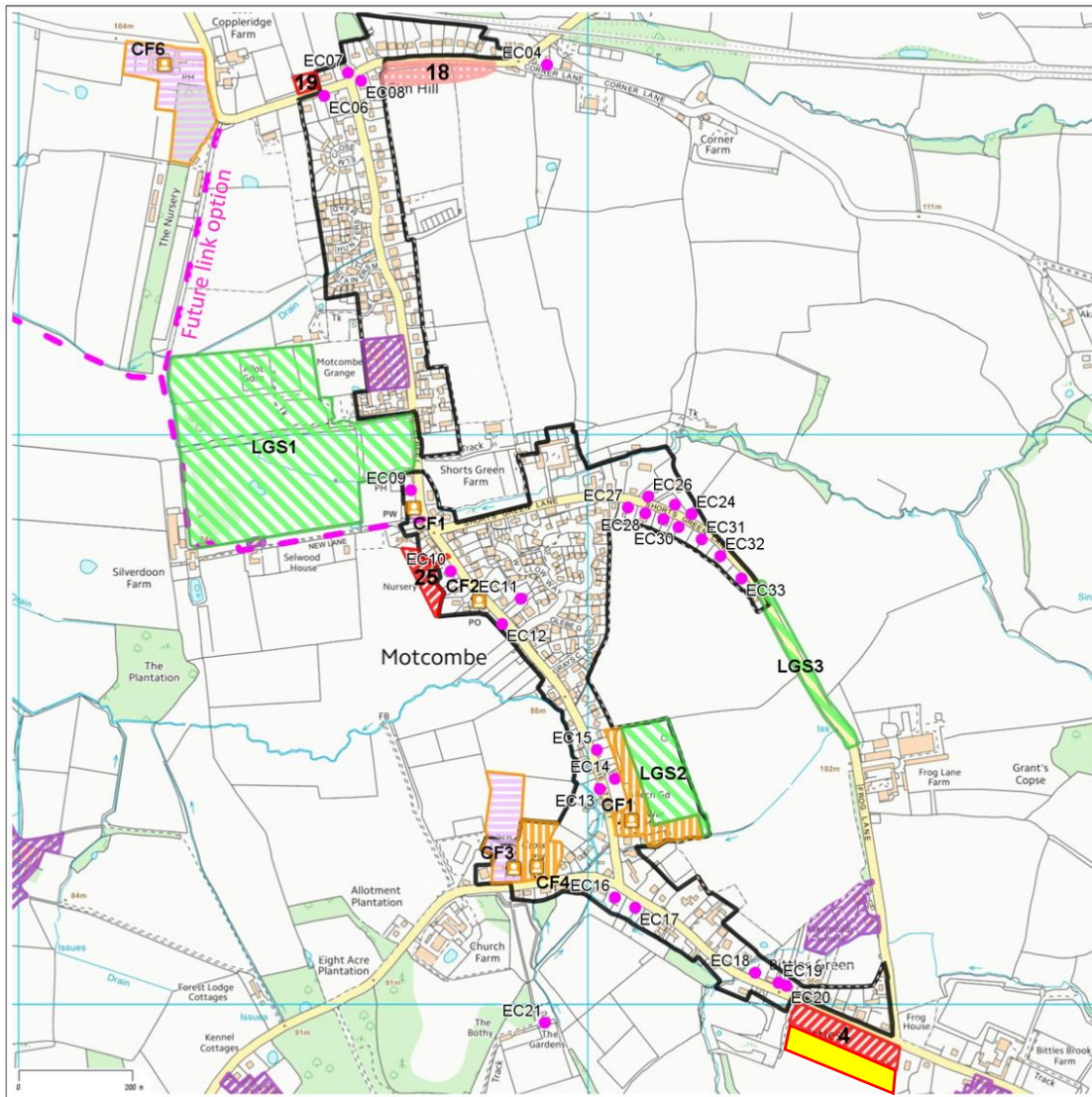
*Continue on a separate sheet if necessary*



**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Date: 22<sup>nd</sup> May 2019  
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**Motcombe CP**  
Policies Map - village area

**Legend**

- MOT4 Local Green Spaces
- MOT12 Rural AH exception sites
- MOT9-11 Housing Allocations
- MOT1 Community Facility
- MOT13 Employment site
- MOT1&13 Community Facility inc Emp
- MOT1 Community Facility - no employment
- MOT14 Grosvenor Estate Cottages
- MOT19 Cycleway
- Settlement Boundary (Local Plan)
- Parish Boundary

Proposed extension to land allocated for housing under policy MOT9 'roadside adjoining Shire Meadows'



## MOTCOMBE NEIGHBOURHOOD PLAN

Regulation 16 Consultation 12 April to 24 May 2019

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<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Paragraph 3.31
Policy	
Page	

Appendix	
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**3. Do you wish to?** *Please tick one box only.*

	Support
	Object
√	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

Paragraph 3.31 of the NP refers to a requirement for a landscape and visual impact assessment (LVIA) including photomontages to be produced as part of a planning application for development that would be clearly prominent within open views from a public right of way.

This requirement differs from that set out within Dorset Council's adopted schedule of Planning Application Requirements dated 2<sup>nd</sup> April 2019 (see weblink below), incorrectly putting the emphasis on the impact of views from a public right of way in general terms.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/documents/submit/joint-validation-checklist.pdf>

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

On the basis that the relevant requirements with regard to the submission of an LVIA in support of an application for planning permission are already set out elsewhere, paragraph 3.31 should be deleted.

If retained the requirement should be amended to be consistent with Dorset Council's adopted schedule of Planning Application requirements, or cross refer to it.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan?** *Please tick one box only.*

√	Yes
	No

Signature: \_\_\_\_\_

Date: 22<sup>nd</sup> May 2019

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**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Paragraph 4.11
Policy	
Page	

Appendix	
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	Support
√	Object
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

Paragraph 4.11 makes reference to a site at Shorts Green Farm that has been excluded from the Plan due to flood risk reasons. It notes however that an outline planning application had been submitted for its development in January 2018 and that if approval were given for that application the Parish Council would consider the implications of such a decision on the NP.

This text introduces uncertainty to the NP and is therefore inappropriate, particularly given that if / when the plan is made it will form part of the statutory development plan for the area.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

The sentence 'If approval were to be given, the Parish Council would consider the implications of the decision on this Neighbourhood Plan' should be deleted.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

√	Yes
	No

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	<i>Location of Text</i>
Whole document	
Section	Paragraph 4.25 (Settlement Boundary)
Policy	
Page	

Appendix	
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	Support
	Object
√	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

In order to provide consistency between the Local Plan and Neighbourhood Plan, consideration should be given to extending the settlement boundary to include the proposed housing allocations. This would ensure that future planning applications for the development of the allocated sites can be approved in line with LP policies that restrict development outside settlement boundaries.

This matter was also raised in relation to the Pimperne Neighbourhood Plan. The Inspector's report in relation to that plan (published October 2018) subsequently confirmed at paragraph 5.47 that the settlement boundary should be revised to include any proposed housing allocations.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

The paragraph should be revised to refer to the settlement boundary having been revised to include the sites allocated for development within the NP and the Policies Map updated accordingly.

*Continue on a separate sheet if necessary*

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√	Yes
	No

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Organisation (if relevant)	██████████	
Address	██████████ ██████	
Postcode	██████████	
Tel. No.	██████████	
Email Address	██	

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	
Page	16/17 (Policies Maps)

Appendix	
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**3. Do you wish to?** *Please tick one box only.*

	Support
	Object
√	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

As referred to in separate comments on paragraph 4.25 in order to provide consistency between the Local Plan (LP) and Neighbourhood Plan, consideration should be given to extending the settlement boundary to include the proposed housing allocations. This would ensure that future planning applications for the development of the allocated sites can be approved in line with LP policies that restrict development outside settlement boundaries.

This matter was also raised in relation to the Pimperne Neighbourhood Plan. The Inspector's report in relation to that plan (published October 2018) subsequently confirmed at paragraph 5.47 that the settlement boundary should be revised to include any proposed housing allocations.

As referred to within separate comments on policy MOT9 should a need to identify additional land to meet housing requirements be identified during the examination of the NP either as an additional allocation or as a reserve site, there is an opportunity to extend the proposed site allocation south, via an amendment to the Policies Map as shown on the enclosed plan.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

The settlement boundary on the Policies Maps within the NP should be updated to include the proposed housing allocations.

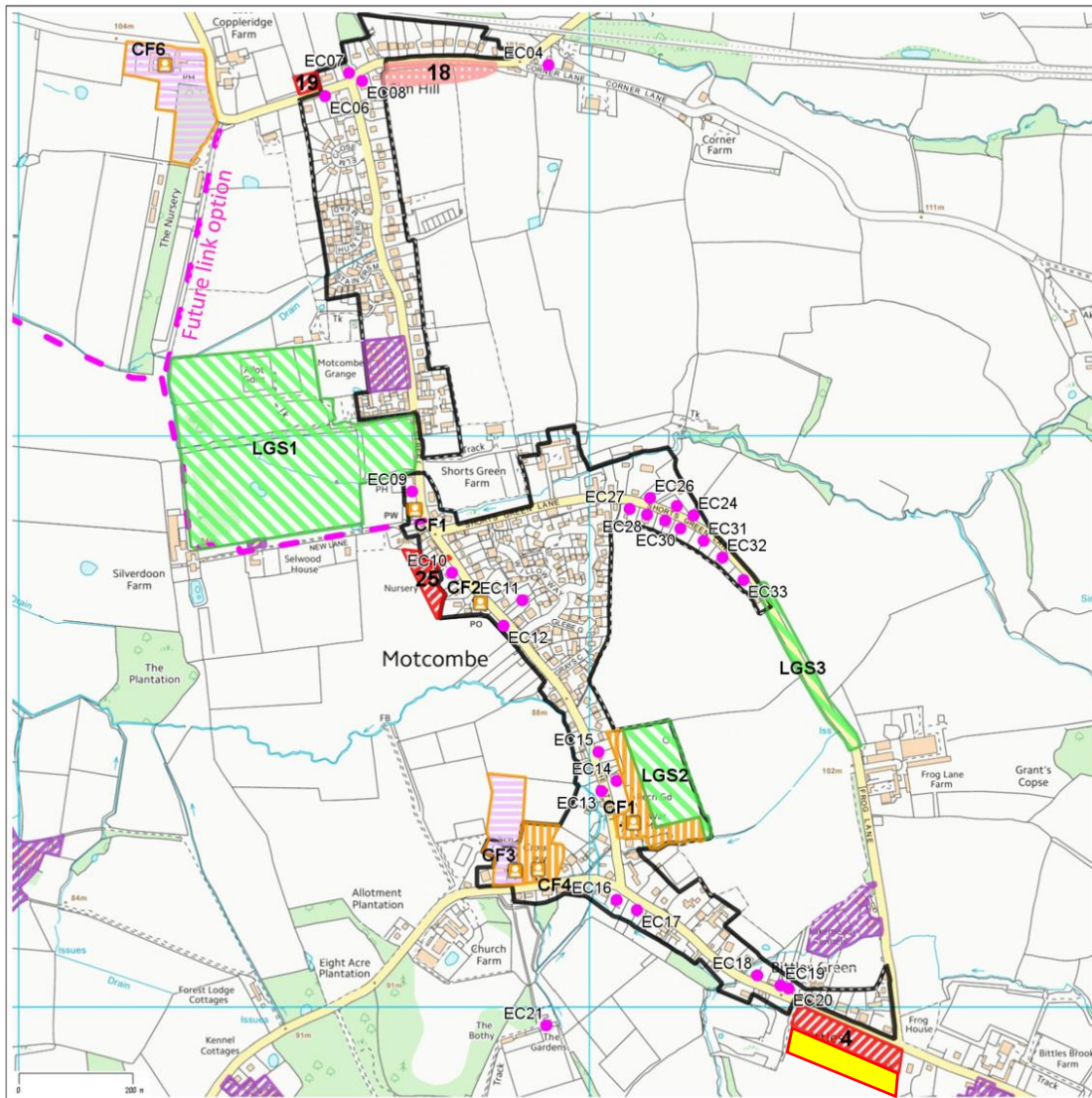
The Policies Maps should be amended to include the additional land identified on the enclosed plan in relation to policy MOT9 should a need to identify additional land to meet housing requirements be identified during the examination of the NP, either as an extension to the existing allocation or as a reserve site.

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan?** *Please tick one box only.*

√	Yes
	No

Signature: \_\_\_\_\_ Date: 22<sup>nd</sup> May 2019  
*If submitting the form electronically, no signature is required.*



**Motcombe CP**  
Policies Map - village area

**Legend**

- MOT4 Local Green Spaces
- MOT12 Rural AH exception sites
- MOT9-11 Housing Allocations
- MOT1 Community Facility
- MOT13 Employment site
- MOT1&13 Community Facility inc Emp
- MOT1 Community Facility – no employment
- MOT14 Grosvenor Estate Cottages
- MOT19 Cycleway
- Settlement Boundary (Local Plan)
- Parish Boundary

Proposed extension to land allocated for housing under policy MOT9 'roadside adjoining Shire Meadows'

Date Created: 11-10-2018

Map Centre (Easting/Northing): 384939 / 125791 | Scale: 1:10000

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