

North Dorset Local Plan Part 1: Pre-submission Document Schedule of Changes Arising from the Hearings

May 2015

North Dorset Local Plan Part 1: Pre-submission Document Schedule of Changes Arising from the Hearings

Understanding this document

- 1.1 The following schedule shows proposed changes to the North Dorset Local Plan Part 1: Pre-submission Document arising from the hearing sessions which took place from 10 to 19 March 2015. For clarity, the changes are intended to provide an indication of what the Local Plan Part 1 will look like if all of the proposed changes are to be made. These changes are in addition to or amend changes outlined in the following schedules:
- North Dorset Local Plan – 2011 to 2026 Part 1: Pre-submission Document Schedule of Proposed Changes (SUD015)
 - North Dorset Local Plan – 2011 to 2026 Part 1: Pre-submission Focused Changes - Schedule of Proposed Changes Schedule of Proposed Major (and Consequential) Changes to the Pre-Submission Document and Further Proposed Changes to the Proposals Map (SUD016)
 - North Dorset Local Plan – 2011 to 2026 Part 1: Pre-submission Document Schedule of Further Proposed Changes for the Hearings (NDDC Hearing Change 1)
- 1.2 For each proposed change in this document there is a change reference, a section reference, a section of text showing the proposed change and a reason for the change.

Changes Reference

- 1.3 This is a unique set of numbers and letters that reflect the Section of the Local Plan, the Policy, and the number of the change. For example 4/3/5 relates to Section 4 of the Local Plan – Environment and Climate Change, Policy 3, change number 5. Change references follow on from the previous modifications to ensure that all changes have a unique reference. Where an amendment of a modification identified in either SUD015 or SUD016 is proposed the change reference will remain the same but the amendment will be noted by the addition of a letter 'A' at the end.

Section Reference

This is the page number, Paragraph/Figure number and / or Policy number in the Pre-submission Document.

Proposed Change

- 1.4 The sections of text affected by one or more proposed changes are shown with ‘tracked changes’. Text to be inserted is represented in **red underline** and the text to be removed is shown **blue struck through**. This allows readers to see quite clearly how the text is being changed so they do not have to refer back to the original Local Plan Part 1 Pre-submission Document. Minor changes to Figures and Inset Diagrams within the document are described by text. Some changes to figures and tables and general changes throughout the document are described in *italics*.

Reason for Change

- 1.5 This is a brief account of why the change is proposed. Modifications have been suggested in the following documents:
- The Councils written response to the [Inspectors Questions](#)
 - [Hearing Statements](#) in response to Issues raised by the Inspector
 - Whole plan viability assessment
- 1.6 In general the modifications proposed are minor but for Policy 8 there are major changes as a result of changes in national policy. For clarity a ‘Tracked Changes’ version of Policy 8 of the Local Plan – 2011 to 2026 Part 1: Pre-submission Document has been produced.

Figure 1.1 – Schedule of Changes Arising from the Hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
4/3/13	Policy 3	Page 43 Para 4.8	<ul style="list-style-type: none"> supporting the production of energy from renewable and low carbon sources at both the large scale for example through the incorporation of solar panels on the roofs of large commercial and agricultural buildings and the micro scale such as the use of ground source heat pumps. 	As a result of CPRE comments at hearings
4/3/14	Policy 3	Page 45 Para 4.19	For this reason, detailed energy statements the submission of detailed energy statements will be expected to support accompany planning applications demonstrating what measures have been considered as part of efforts to minimising greenhouse gas emissions from new buildings.	To reflect issue raised during hearings
4/3/15	Policy 3	Page 45 Para 4.21	Policy 22 - Renewable and Low Carbon Energy sets out the Council's approach to development proposals for or that incorporate renewable or low carbon energy including assessment of the landscape impact in accordance with the Council's Landscape Sensitivity Assessment⁴⁷	As a result of CPRE comments at hearings
4/3/16	Policy 3	Page 45 New Footnote	⁴⁷ <u>Landscape Sensitivity to Wind and Solar Energy Developments in North Dorset District, LUC, (April 2014).</u>	As a result of CPRE comments at hearings
4/3/17	Policy 3	Page 49	d contribute to the most up-to-date renewable energy	To reflect issue raised

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		POLICY 3: CLIMATE CHANGE	<p>targets by generating energy from renewable or low carbon sources.</p> <p>Detailed energy statements should be submitted to support development proposals setting out the expected level of greenhouse gas emissions that will arise from the development and measures incorporated to minimise emissions.</p> <p>Development should seek to minimise the impacts of climate change overall through:</p> <ul style="list-style-type: none"> ed incorporation of measures to reduce water consumption; and fe avoidance of areas at risk of flooding from all sources and the incorporation of measures to reduce flood risk overall; and gf incorporation of measures to reduce the impact of excessive heat on the urban environment through the incorporation of green infrastructure and passive shading and ventilation. 	during hearings
4/3/18	Policy 3	Page 50 POLICY 3 (CONT'D): CLIMATE CHANGE	<p>Many features of a development will be multi-functional and help to adapt to a range of climate change impacts. Multi-functional elements should be considered as part of development proposals ensuring that the primary function</p>	To reflect issue raised during hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change						
			of the feature is not lost.							
4/4/43	Policy 4	Page 57 Para 4.65 New footnote	⁵⁹ In line with Paragraph 116 of the National Planning Policy Framework, DCLG (March 2012).	To reflect issue raised during hearings						
4/4/44	Policy 4	Page 61 Para 4.82	http://earchive.nationalarchives.gov.uk/20140605090108/ http://www.naturalengland.org.uk/regions/south_west/ourwork/heathlands/dorsetmaps.aspx	To reflect issue raised during hearings						
4/4/45	Policy 4	Page 62 Para 4.89 New footnote	⁶⁹ As indicated at: http://environment.data.gov.uk/catchment-planning/OperationalCatchment/6wsx	To reflect issue raised during hearings						
4/4/46	Policy 4	Page 66 Para 4.105	...on Green Belt land	To reflect issue raised during hearings						
5/6/13	Policy 6	Policy 87 Para 5.14	However, 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.	To reflect issue raised at hearings						
5/6/14	Policy 6	Page 89 Figure 5.1:	<table border="1"> <thead> <tr> <th>Location</th> <th>Homes Proposed</th> <th>% of Total</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Location	Homes Proposed	% of Total				To reflect issue raised at hearings
Location	Homes Proposed	% of Total								

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change		
		Proposed Spatial Distribution of Housing Development	2011 to 2026			
			Blandford	About 960 At least 1,110		About 23% 26%
			Gillingham	About 1,490 At least		About 35% 34%
			Shaftesbury	About 1,140 At least		About 27% 26%
			Sturminster Newton	About 380 At least		About 9%
			Countryside (including Stalbridge and the Villages)	At least 230		Minimum of 6% 5%
			Total	About 4,200 At least 4,350		100%
5/6/15	Policy 6	Page 89 Para 5.21	Blandford will accommodate about 23% 26% of housing growth. The figure of about at least 960 1,110 new homes by 2026 includes homes on both brownfield sites, such as the Brewery, and greenfield urban extensions.		To reflect issue raised at hearings	
5/6/16	Policy 6	Page 89 Para 5.22	Shaftesbury will accommodate about at least 27% 26% of housing growth. The figure of about 1,140 new homes by 2026 includes all those that will be built on the eastern		To reflect issue raised at hearings	

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			extension of the town.	
5/6/17	Policy 6	Page 89 Para 5.23	Sturminster Newton will receive about 9% of housing growth recognising the important role it plays as a service centre in the north west of the District, but also its smaller size. The figure of about at least 380 new homes by 2026 includes homes both on brownfield and greenfield sites near the town centre and small greenfield urban extensions.	To reflect issue raised at hearings
5/6/18	Policy 6	Page 90 Para 5.25	Of the identified strategic need for housing provision figure of about at least 4,200 4,350 homes in North Dorset by 2026 (which is slightly above the identified need for about 4,200 homes). About At least 3,970,120 can be provided at the District's four main towns. This means that in order for the full strategic housing need housing provision figure for North Dorset to be met, a minimum of 230 new homes (or 6% 5% of all housing development) need to be built in the countryside (including Stalbridge and the villages). In the light of the number of new homes that have already been built since 2011 and the number of new homes with planning permission, the level of additional provision required to deliver about at least 4,200 4,350 homes District-wide by 2026 is very modest and should be easily achieved.	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
5/16/19	Policy 6	Page 91 POLICY 6: HOUSING DISTRIBUTION	<p>At least About At least 4,200 4,350 net additional homes will be provided in North Dorset between 2011 and 2026 at to deliver an average annual rate of about 280 dwellings per annum. The vast majority of housing growth will be concentrated at the District’s four main towns of Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster Newton.</p> <p>The approximate scale of housing development at the four main towns during the period 2011 - 2026 will be as follows:</p> <ul style="list-style-type: none"> a Blandford (Forum and St. Mary) – about at least 960 1,110 homes; b Gillingham – about at least 1,490 homes; c Shaftesbury – about at least 1,140 homes; d Sturminster Newton – about at least 380 homes. <p>The approximate scale of affordable housing development that will be sought at the four main towns during the period 2011 - 2026 will be as follows:</p> <ul style="list-style-type: none"> e Blandford (Forum and St. Mary) – about at least 380-440 350 affordable homes; f Gillingham – about at least 500-330 affordable homes; 	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			<p>g Shaftesbury – about at least 450-380 affordable homes;</p> <p>h Sturminster Newton – about at least 150-90 affordable homes.</p> <p>In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. A minimum of 230 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2026.</p>	
5/7/5	Policy 7	Page 100 POLICY 7: DELIVERING HOMES	In the period to 2026, the Council will seek to deliver 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, with an emphasis on the provision of two and three bedroom properties.	To reflect issue raised at hearings
5/7/6	Policy 7	Page 100 POLICY 7: DELIVERING HOMES	In the period to 2026, the Council will seek to deliver 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.	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
5/8/20	Policy 8	Page 104 Para 5.80	In 'designated rural areas' (that is, Areas of Outstanding Natural Beauty) the Council has established a gross floorspace threshold of 500 square metres, in addition to the numerical threshold of six or more dwellings from the PPG. In these areas the Council that it will seek only financial contributions towards the provision of affordable housing on schemes of between six and ten dwellings or between 500 and 1,000 square metres gross floorspace.	To reflect issue raised at hearings
5/8/21	Policy 8	Page 104 Para 5A	The Council will seek contributions towards the provision of affordable housing when either the relevant numerical or the relevant floorspace threshold is exceeded. For the purposes of applying the floorspace thresholds, gross floorspace should be measured externally. In these cases where the development is in an Area of Outstanding Natural Beauty, within the range 6-10 dwellings, payment of commuted sums will be required only when the development is completed.	To reflect issue raised at hearings
5/8/22	Policy 8	Page 106 Para 5.92	On a site where viability may be an issue, the Council will consider offering the opportunity for both the applicant and the Council to rely upon a single assessment of viability by the District Valuer or other mutually agreed independent assessor. Where such an offer is made, the	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			<p>terms will include the following requirements:</p> <p>the applicant will be expected to cover the cost of the assessment reflecting the fact that the purpose of the exercise is to enable the applicant to seek to justify a departure from the normal requirements of the Council;</p> <p>the District Valuer or other mutually agreed independent assessor would be instructed by the District Council; both parties would however have the opportunity to provide information to the District Valuer or other mutually agreed independent assessor to assist in the undertaking of the assessment; and</p> <p>the applicant must adopt an ‘open book’ approach for the purposes of the assessment.</p>	
5/8/23	Policy 8	Page 106 & 107 Para 5.93	<p>The parties would agree to rely upon the conclusions of the District Valuer or other mutually agreed independent assessor for the purposes of the application, thereby minimising disputes and protracted negotiations, and could refer to the findings of the District Valuer or other mutually agreed independent assessor in any subsequent proceedings.</p>	To reflect issue raised at hearings
5/8/24	Policy 8	Page 111 POLICY 8:	<p>On schemes of six to ten dwellings and which have a maximum combined gross floor space of more than 500</p>	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		AFFORDABLE HOUSING	square metres in designated rural areas (as defined by section 157(1) of the Housing Act 1985) Areas of Outstanding Natural Beauty, including housing on mixed-use sites, financial contributions to the provision of affordable housing will be sought.	
5/8/25	Policy 8	Page 111 POLICY 8: AFFORDABLE HOUSING	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.	To reflect issue raised at hearings
5/8/26	Policy 8	Page 111 POLICY 8: AFFORDABLE 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, or local needs or local viability considerations .	To reflect issue raised at hearings
6/11/14	Policy 11	Page 136 POLICY 11: THE ECONOMY	Jobs, Employment Land and Sites for Mixed Use Regeneration About 3,630 new jobs will be provided needed in North	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			Dorset by 2026.	
7/13/21	Policy 13	Page 164 Para 7.63	Often seen as public art ²¹⁸ public realm infrastructure is not widespread in the District and, as a consequence, the Council will seek to have incorporated in large scale new developments (that is, developments of over 200 dwellings or 1000 square metres of retail, industrial or commercial floorspace) such art elements as may be appropriate and support their introduction into existing developments.	To reflect issue raised in hearings
7/13/22	Policy 13	Page 166 POLICY: GREY INFRASTRUCTURE	For all major large scale developments proposals, and proposals on prominent sites, the Council will seek the incorporation of public art and will encourage liaison with local artists. Developers should consider the visual impact of infrastructure such as street and other lighting at the development design stage and take full account of the needs of people with disabilities.	To reflect issue raised in hearings
7/13/23	Policy 13	Page 158 Para 7.39	The Council appreciates the importance of rail travel as an alternative to the private car and will work with its partners and other stakeholders in supporting and seeking enhancements to rail services through Gillingham. In	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			addition, the Council will continue working with the County Council and Network Rail to further enhance Gillingham railway station as a transport hub serving Gillingham and the surrounding area. Policy 17 – Gillingham embraces the enhancement of Gillingham Railway Station as a transport hub.	
7/13/24	Policy 13	Page 165 POLICY 13: GREY INFRASTRUCTURE	a seeking improved scheduled bus services between the main towns in and beyond the District and within the main towns; encouraging community-led transport schemes in rural areas; seeking improved demand responsive public transport services; and improved rail services to to and from Gillingham; and	To reflect issue raised at hearings
7/14/13	Policy 14	Page 171 Para 7.93	The Council is fully aware of the pressures which a number of medical practices in North Dorset are facing in terms of outdated or undersized premises and of actual or potential increases in the number of patients. A local centre is proposed to meet the needs of the new Southern Extension in Gillingham, with new health facilities including a doctor's surgery, dentist and pharmacy.	To reflect issue raised at hearings
7/14/14	Policy 14	Page 171 Para 7.93	Elsewhere, the Council will work with local general practitioners, commissioning bodies and other stakeholders to ensure suitable sites for the location of new surgeries or	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			health centres are identified and brought forward for development. In addition, the location of new residential development in Blandford will require careful assessment of the need for, and location of, new facilities in the town.	
7/15/10	Policy 15	Page 180 Para 7.122	The Green Infrastructure Strategy which will set out a strategic approach to the provision, design and management of an integrated network of green spaces, green links and other green elements (including those set out in Figure 7.1). The key benefits that the Green Infrastructure Strategy and the Council more generally will seek to deliver are set out in Figure 7.2. These key benefits of green infrastructure fit within the broad ecosystem services categories as outlined in Policy 4 – The Natural Environment.	To reflect issue raised at hearings
7/15/11	Policy 15	Page 183 Para 7.132	. The Local Green Space designation will not be appropriate for most green areas or open spaces; sites and	To reflect issue raised at hearings
7/15/12	Policy 15	Page 183 New para 7B after para 7.135	Policy 1.9 Important Open or Wooded Areas (IOWA) of the 2003 Local Plan has been saved. The IOWA Policy protects the site from development. However, at the examination of the adopted Local Plan 2003 the inspector recommended a review of IOWA designations particularly their contribution in visual or amenity terms to the public areas within a town	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			or village with a view to deleting those which did not require complete protection. This review will be undertaken as part of Local Plan Part 2 or through Neighbourhood Plans. In the interim, where a robust review of the contribution of a designated site is undertaken to support a planning application, this will be taken into account in the decision making process.	
7/15/13	Policy 15	Page 183 Para 7.137	This should be achieved through delivery on-site unless: it is not practical or viable to do so or exceptionally, if greater benefits could be achieved through off-site measures.	To reflect issue raised at hearings
7/15/14	Policy 15	Page 184 Para 7.139	The Council will seek to secure the provision of one standard allotment plot for every 60 people in a settlement. The Council will seek to secure the provision of A standard allotment plot is traditionally 250m ² . Although many people would prefer a plot of this size, half sized plots would be acceptable if discussions with the relevant parish or town council indicate that the demand is for smaller plots. Where development is proposed, the delivery of allotments on-site will be required, where practical to do so, at or above this level in clusters of 15 plots.	To reflect issue raised at hearings
7/15/15	Policy 15	Page 184 POLICY 15: GREEN	The Council will produce a Green Infrastructure Strategy for North Dorset which will set out a strategic approach to the	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		INFRASTRUCTURE	provision, design and management of an integrated network of green spaces, green links and other green elements (including those set out in Figure 7.1). It will examine the potential for the multifunctional use of individual sites and the green infrastructure network as a whole with a view to securing multiple benefits (including those identified in Figure 7.2). Through the Green Infrastructure Strategy and more generally, the Council will seek to:	
7/15/16	Policy 15	Page 185 POLICY 15: GREEN INFRASTRUCTURE	Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits. All elements of green infrastructure should be provided on-site in line with standards of provision set in the development plan or the Green Infrastructure Strategy unless: g it can be demonstrated that it would not be practical or viable to do so; or h exceptionally, it could be demonstrated that greater benefits could be realised through off-site measures.	To reflect issue raised at hearings
7/15/17	Policy 15	Page 185 POLICY 15: GREEN INFRASTRUCTURE	l area-specific packages which achieve multiple benefits including those identified in Figure 7.2.; and	To reflect issue raised at hearings
7/15/18	Policy 15	Page 185	m—measures which support the delivery of the outputs of	To reflect issue raised at

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		POLICY 15: GREEN INFRASTRUCTURE	the Green Infrastructure Strategy.	hearings
7/15/19	Policy 15	Page 187 POLICY 15: GREEN INFRASTRUCTURE	Neighbourhood Development Plans should consider measures that assist in delivering key green infrastructure benefits as outlined in this policy and the objectives of the Green Infrastructure Strategy , including the designation of Local Green Space, where appropriate.	To reflect issue raised at hearings
8/16/7	Policy 16	Page 189 Para 8.12	The strategy for the town will see the building out of sites already allocated for development or with planning permission in the early part of the Plan period, with additional greenfield sites beyond the bypass being brought forward after that date. New development will be supported by the necessary grey, social and green infrastructure, both to meet the overall needs of the town and the more local needs associated with each new development area.	To reflect issue raised at hearings
8/16/8	Policy 16	Page 189 Para 8.13	..., which can include additional greenfield sites beyond the bypass.	To reflect issue raised at hearings
8/16/9	Policy 16	Page 196 Para 8.46	Following direct consultation with all surgeries in 2012, the Whitecliff Surgery in Blandford responded that healthcare provision is already under pressure and that a new or improved / extended surgery is required. Potential growth in Blandford will require additional medical provision which can either be provided through expansion of the existing medical centre or by the development of a new surgery. If	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			necessary, land can be allocated through the Local Plan Part 2 or the neighbourhood planning process. Blandford Community Hospital also provides many services to people in the local area. The Council supports the retention of the community hospital and the enhancement of the range of healthcare services	
8/16/10	Policy 16	Page 201 POLICY 16: BLANDFORD	The main focus for town centre regeneration, which may include additional retail floorspace, will be land to the south of East Street, including land around the existing Co-op store. The extension of existing retail units south of Market Place and East Street may also be permitted. Town centre regeneration will embrace a range of town centre uses, not only retail and commercial but community and leisure as well as residential uses, and will be encouraged. An important element of town centre regeneration will be land to the south of East Street, including land around the existing Co-op store. On appropriate sites, all development and redevelopment schemes which support town centre regeneration, such as the extension of existing retail units south of Market Place and East Street, will be viewed positively within the recognised constraints of heritage and flooding considerations. The emerging Neighbourhood Plan for Blandford will have a key role to play in identifying regeneration opportunities in the town.	To reflect issue raised at hearings
8/16/11	Policy 16	Page 201 POLICY 16:	a development and redevelopment within the settlement boundary existing built-up area ; and	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		BLANDFORD		
8/16/12	Policy 16	Page 202 POLICY 16: BLANDFORD	x new sports pitches and associated facilities on land within the settlement boundary built-up area of Blandford.	To reflect issue raised at hearings
8/17/4	Policy 17	Page 214 POLICY 17: GILLINGHAM	m the development of land at Neal's Yard Remedies, Peacemarth for the expansion of Neal's Yard Remedies or alternatively the provision of other high value businesses; and	To reflect issues raised at hearings
8/17/5	Policy 17	Page 207/208 Para 8.78	Sigma Aldrich, who own and occupy a large portion of Brickfields Business Park have secured planning permission to build a new head office building on the southern end of the site. Any development nearby, should respect the high quality design and landmark nature of the proposed new building. Higher value businesses will also be encouraged to locate to at vacant land (at least 1 hectare) on the existing Neal's Yard Remedies site at Peacemarth, where Neal's Yard aspire to expand their existing high value business, and where any new development should complement the existing landmark building.	To reflect issue raised at hearings
8/17/6	Policy 17	Page 213 POLICY 17: GILLINGHAM	a development and redevelopment within the settlement boundary existing built-up area , including the enhancement of the town centre and the mixed-use	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			regeneration of the Station Road area; and	
8/18/8	Policy 18	Page 218 Relocate Para 8A after para 8.100	To meet the longer term growth needs of the town the District Council will work with Wiltshire Council to bring forward development (residential or employment) adjoining the site identified for development south east of Wincombe Business Park.	To reflect issue raised at hearings
8/18/9	Policy 18	Page 218 Delete para 8A after 8.111	To meet the longer term growth needs of the town the District Council will work with Wiltshire Council to bring forward development adjoining the site identified for development south east of Wincombe Business Park.	To reflect issue raised at hearings
8/18/10	Policy 18	POLICY 18: SHAFTESBURY	a development and regeneration within the settlement boundary existing built up area;	To reflect issue raised at hearings
8/19/24	Policy 19	Page 232 Para 8.168	... the end of Elm Close.	To reflect issue raised at hearings
8/19/25	Policy 19	Page 234 POLICY 19: STURMINSTER NEWTON	a development and redevelopment within the settlement boundary existing built up area; and	To reflect issue raised at hearings
8/19/26	Policy 19	Page 235 POLICY 19: STURMINSTER	r additional allotments on land between Elm Close and the Trailway to the east of the former Creamery site.	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		NEWTON		
9/21/10	Policy 21	Page 247 Para 9.20	The Council will expect the Master Plan Framework to be subject to a Habitats Regulations Assessment and to include, as a minimum, the following components:	To reflect issue raised at hearings (MHD015)
9/21/11	Policy 21	Page 248 Para 9.20	a green infrastructure plan setting out the approach to the provision, design and future management of an integrated network of green spaces, green links and other green elements within and adjoining the southern extension. It should also set out how this green infrastructure network will: integrate the development into the local landscape; conserve and enhance the ecological and heritage interests on site, close to the site and international sites within the wider area identified through the supporting Habitats Regulations Assessment ; and deliver sustainable drainage systems; and	To reflect issue raised at hearings (MHD015)
9/21/12	Policy 21	Page 264 Para 9.76	; and to should include:	To reflect issue raised at hearings
9/21/13	Policy 21	Page 267 Para 9.92	, the corridor of the River Lodden between the exit existing developments at Ham and Newbury...	To correct typographical error
9/21/14	Policy 21	Page 268 New para 9A after 9.92	Monitoring The Council will monitor the implementation of the southern extension to Gillingham using a framework which includes:	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			<ul style="list-style-type: none"> • the Annual Monitoring Report (AMR) which will monitor housing and employment delivery rates; • the Master Plan Framework (MPF) which will include a phasing and implementation strategy which will form the basis for monitoring infrastructure delivery against development progress, including that set out in the LP 1 plan-wide Infrastructure Delivery Plan (IDP) and the SSA site specific IDP; and, • refined phasing and implementation strategy included in planning applications will provide detailed proposals from which planning obligations will be linked to the related triggers for delivery. 	
9/21/15	Policy 21	Page 268 New para 9B after new para 9A	The monitoring framework for the southern extension will monitor the SSA both in terms of development progress and infrastructure delivery. Positive planning tools, such as Planning Performance Agreements, will be used to provide effective project management and to formalise agreed programmes of pre-application and planning application work. The Council will continue to work with delivery partners, such as the Homes and Communities Agency (HCA) and the Local Enterprise Partnership (LEP), to access capacity support and funding streams to enable successful delivery over the lifetime of the development. In the event that the southern extension does not deliver housing,	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			employment and infrastructure at the anticipated rates set out in LP 1, MPF and the IDPs, proposed remedial actions could be set out in either LP 2, Gillingham Neighbourhood Plan, a review of LP 1, or a review of the MPF.	
9/21/16	Policy 21	Page 268 POLICY 21: GILLINGHAM STRATEGIC SITE ALLOCATION	The Council will use the Master Plan Framework for the southern extension as a material consideration in the context of the requirements of (together with the Local Plan) which forms as the main policy basis for determining any subsequent planning applications for development on the site. The Council will not support proposals for development within the southern extension prior to the production of (and consultation on) the Master Plan Framework and prior to its contents being agreed by the Council.	To reflect issue raised at hearings
9/21/17	Policy 21	Page 270 POLICY 21: GILLINGHAM STRATEGIC SITE ALLOCATION	set out that a minimum of 35% 25% of the total number of dwellings will be affordable, unless a different percentage can be justified on the basis of a site-based assessment of viability and agreed with the Council; and	To reflect issue raised at hearings
10/24/10	Policy 24	Page 293 Para 10.68	Not all the design principles will be applicable to all development schemes, particularly those of small-scale such as domestic extensions. Similarly, some aspects of development form, such as layout, are more relevant to larger-scale schemes. Further, there may be circumstances	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			<p>where it is not appropriate to apply design principles, aspects of form and / or standards (for example, bin storage and laundry drying in town centre developments). However, the design principles and aspects of development form which are relevant to a proposal should be applied in a way which reflects the nature and scale of the proposal, its location and the surrounding area.</p>	
10/24/11	Policy 24	Page 294	<p>Development should be designed to improve the character and quality of the area within which it is located. Proposals for development will be required to justify how the relevant aspects of development form address the relevant design principles and standards set out in Figures 10.1, 10.2 and 10.3 of this policy and how the design responds to the local context.</p>	To reflect issue raised at hearings
10/24/12	Policy 24	POLICY 24: DESIGN	<p>Developments will be permitted provided that the relevant aspects of development have been designed to reflect the relevant design principles and have satisfactorily addressed the relevant standards. A proposal that uses development forms which do not reflect the relevant design principles and standards, or which otherwise conflict with the design principles, will not be permitted. There may be circumstances where it is not appropriate to apply the design principles, aspects of form and / or space standards (for example, bin storage and laundry drying in town centre developments).</p>	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
10/24/13	Policy 24	Page 294	In certain circumstances, a an exceptionally well-designed 'contemporary' or 'modern' scheme may will be acceptable.	To reflect issue raised at hearings
10/25/6	Policy 25	Page 296 Para 10.76	Permanent residential developments should be provided with adequate private open space to meet the needs of the people likely to occupy the properties. The amount of private open space required will largely depend on the type of residential development being proposed. For a family house, an adequate garden is essential both to meet operational needs and for family activities, such as children playing. For small single bedroom or retirement units, a well-designed communal space may be more appropriate. Communal private spaces should include sufficient space for refuse storage and clothes drying as well as a garden area. Adequate private open space should be provided not only for new dwellings but also where existing residential properties are extended or subdivided and where existing buildings are converted to residential use. In certain circumstances, such as the conversion of buildings in town centres, private open space provision may not be required.	To reflect issue raised at hearings
10/27/1	Policy 27	Page 313 POLICY 27: RETENTION OF COMMUNITY FACILITIES	For all applications for development, the Council will take into account the importance of the facility to the local community and the area it serves as well as the viability of commercial establishments but greater weight will be given to the retention of those facilities listed as an 'asset of community value'.	To reflect issues raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
10/29/18	Policy 29	Page 234 New para 10F after para 10.166	10F Proposals for the reuse of buildings in the countryside may be identified through the preparation of Local Plan Part 2 or by local communities in their neighbourhood plans.	To reflect issues raised at hearings
10/30/6	Policy 30	Page 332 Para 10.189	The policy only permits the redevelopment of , or small scale expansion within , of existing employment sites that have been lawfully developed and have a lawful use	To reflect issue raised at hearings
10/30/7	Policy 30	Page 333/334 Para 10.190	Any proposals for redevelopment or expansion should take place within the area which has a lawful employment use be small in scale.	To reflect issue raised at hearings
10/30/8	Policy 30	Page 335 POLICY 30: EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE	Within existing employment sites in the countryside, The retention and small scale expansion of existing employment sites for employment purposes, the extension of an existing building, the construction of a new building or the redevelopment of buildings or the site as a whole at existing employment sites in the countryside for employment purposes will be permitted provided that:	To reflect issue raised at hearings
10/30/9	Policy 30	Page 335 POLICY 30: EXISTING EMPLOYMENT SITES IN THE	b the extent expansion of the site in lawful employment use (including ancillary uses) is not increased small in scale; and	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
		COUNTRYSIDE		
10/30/10	Policy 30	Page 335 POLICY 30: EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE	d the development is sustainable and of a size and design that is no more visually intrusive in the landscape than the existing development and respects the immediate setting of the site and its wider surroundings; and	To reflect issue raised at hearings
10/32/7	Policy 32	POLICY 32: EQUINE-RELATED DEVELOPMENTS IN THE COUNTRYSIDE	c vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner; and ed the cumulative impacts of concentrations of equine-related development, for example on the character of the countryside or on highway safety, have been considered.	To reflect issue raised at hearings
APP/C/3	Appendix C	Page New para CA	The standards and guidance set out the Council's requirements for residential and non-residential vehicle and cycle parking unless a different level of provision can be justified by local or site-specific circumstances.	To reflect issue raised during hearings
APP/D/7	Appendix D	Page 408 New Term for the Glossary	Infilling is residential development within settlements, which are essentially, built-up areas with settlement boundaries. Housing on residential gardens would fall within the definition of infilling, even though the NPPF, Annex 2 excludes private residential gardens from the	To reflect issue raised at hearings

Change Reference	Policy	Section Reference	Proposed Change	Reason for Change
			definition of brownfield land. Examples of the types of development within settlement boundaries that could be considered infilling include: replacement development; regeneration; the sub-division of properties; and development on vacant plots of land, including gardens.	