

NeighbourhoodPlanning

From: Stephanie Lamb [REDACTED]
Sent: 30 September 2021 16:45
To: NeighbourhoodPlanning
Subject: RE: Yetminster & Ryme Intrinsic Neighbourhood Plan - Submission Consultation (h)
Attachments: LVA Representations to the Yetminster NP Sept 21.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Green category

Good Afternoon

Please find attached LVA's representations to the Yetminster & Ryme Intrinsic Neighbourhood Plan.

I'd be grateful if you could please confirm receipt of this email and ensure I am included on any further emails regarding the Plan.

Many Thanks

Stephanie Lamb
LVA
[REDACTED]
[REDACTED]

From: NeighbourhoodPlanning <NeighbourhoodPlanning@dorsetcouncil.gov.uk>
Sent: 25 August 2021 13:48
Subject: Yetminster & Ryme Intrinsic Neighbourhood Plan - Submission Consultation (h)

Dear Sir/Madam

I am writing to let you know that a final version of the Yetminster & Ryme Intrinsic Neighbourhood Plan has been submitted to Dorset Council for examination.

Dorset Council, as the local planning authority, is required to carry out a consultation on the submitted plan. The consultation is due to commence on **25 August until 13 October 2021**. This will give individuals the opportunity to comment on the content of the plan or how it was produced.

The plan and supporting documents can be viewed online via the following link:

<https://www.dorsetcouncil.gov.uk/yetminster-ryme-intrinsic-neighbourhood-plan> and on the Yetminster & Ryme Intrinsic Neighbourhood Plan Website: [Neighbourhood Plan Submission Documentation – Yetminster and Ryme Intrinsic Parish Council \(yetminsterparishes.gov.uk\)](https://www.yetminsterparishes.gov.uk/Neighbourhood-Plan-Submission-Documentation-Yetminster-and-Ryme-Intrinsic-Parish-Council)

Kind regards

Community Planning Team
Spatial Planning

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- 1.1. LVA represent the landowners for land off Thornford Road, Yetminster, hereafter referred to as the 'site'.
- 1.2. A plan showing the site outlined in red is shown below. The site is presented as two plots identified by '1' and '2', which are immediately adjacent to each other but separated by hedgerow boundaries.



- 1.3. The site is not constrained by environmental or landscape designations. The land lies generally flat and is within Flood Risk Zone 1. It is immediately adjacent to the recent development at Folly Farm by Burrington Estates, known as 'Upbury Grange'. LVA obtained the initial outline planning permission for up to 87 dwellings (reference WD/D/16/000642).
- 1.4. The land has many benefits. These include access. Vehicular and pedestrian access has been secured through Upbury Grange as has the rights to connect services, thereby presenting an achievable solution that is proven as suitable for residents and children to walk to the school safely.
- 1.5. Through Upbury Grange, pedestrian access is afforded to the centre of the village and its amenities.
This is a very sustainable direction for the village to expand into and is well related to the existing village.

- 1.6. Yetminster itself is a particularly sustainable rural settlement. There are a number of existing facilities and services in the village, including a railway station, the nearby school, employment opportunities, a public house, shops, a church and a village hall. Key bus routes also run via the village. Furthermore, the village is in close proximity (with good connectivity) to the main settlements of Yeovil and Sherborne.
- 1.7. LVA have reviewed the latest iteration of the Yetminster & Ryeme Intrinsic Neighbourhood Plan and have various points to raise.
- 1.8. Firstly, it strikes LVA that from a strategic level, the true sustainability and potential of Yetminster is being largely disregarded. Many towns do not benefit from a train station, for example. Yetminster also has far more facilities than the majority of Dorset's villages. It is a particularly wholesome rural village and supports many of the smaller surrounding settlements. LVA consider that its potential to deliver important housing is not currently being realised.
- 1.9. The supporting Housing Needs Assessment (HNA) is based on data collected in 2017. LVA suggest that this HNA is now out of date and is no longer a true representation of the level of housing need in the Parish. In general, an HNA has a shelf life of 3 years in planning policy terms. A new HNA is therefore required if it is to be used within the evidence base of the Neighbourhood Plan. The current HNA should be largely disregarded.
- 1.10. In addition to the above, LVA believe that the sustainability credentials of Yetminster should lend themselves to the absorption of surrounding rural settlements' housing needs, for which there are many nearby smaller villages and hamlets. This needs to be a consideration of the HNA and Neighbourhood Plan.
This approach would accord with Paragraph 79 of the NPPF:
"Where there are groups of smaller settlements, development in one village may support services in a village nearby".
- 1.11. The Neighbourhood Plan does not consider the evolving lifestyles resulting from the pandemic or Brexit. There is a far greater desire to work from home and seek more living space. This naturally increases the desire to live in rural areas like Yetminster. The Neighbourhood Plan needs to consider this by increasing the housing target.
- 1.12. Whilst LVA welcome the Neighbourhood Plan's acceptance that new homes are needed in the village, there are key issues that LVA have identified.
- 1.13. Firstly, the Neighbourhood Plan identifies a minimum housing target of 115 dwellings, with a residual requirement for a further 20 new homes. Only 14 dwellings are allocated in the Neighbourhood Plan across 3 sites. The reliance then falls on windfall sites. This under provision of planned growth leaves great uncertainty and LVA strongly suggest that further sites are identified for allocation.
- 1.14. Furthermore, each of the 3 sites put forward for allocation are supported by a policy that permits the development of 'up to' between 1 and 6 dwellings.
The phrase 'up to' limits effective land use and is unnecessarily restrictive.
- 1.15. Importantly, none of the 3 piecemeal sites reach the threshold whereby affordable housing would be required. LVA consider this poor planning and contrary to the needs of the young

and needy in the village and surrounding areas.

- 1.16. To add to the above, it is highly unlikely that any planned sites will contribute towards infrastructure improvements or additional Section 106 contributions to improve the village. This is a huge lost opportunity for the village.
- 1.17. LVA strongly encourage the Steering Group to reassess their approach in this regard. A far more positive approach would be to instead allocate a larger, singular site that can deliver the full quantum of housing required, whilst also delivering affordable housing. The possibilities are far greater with this approach and can also permit the provisions of new public open space, biodiversity net gains, a diverse mix of housing type (such as bungalows, assisted living, self-build plots etc) and community assets.
- 1.18. Overall, the rural nature of Dorset should be celebrated by permitting and actively encouraging sustainable rural settlements like Yetminster to grow, enhancing the quality of life in such settlements for all generations. Failure to do so will see a continuing trend of ageing, dependent populations in the smaller settlements that lack the care and support of having families nearby, as they will be forced to move away to the larger settlements. There is a lack of appropriate housing available for all needs and the Neighbourhood Plan should do more to consider this.
- 1.19. As referred to above, LVA represent the landowner of the site shown in 1.2.
- 1.20. The site is readily available to deliver a particularly high quality, well-designed development that responds positively to the character of the existing village, with plenty of open spaces and a healthy biodiversity net gain provision.
- 1.21. A plan-led approach via the Neighbourhood Plan to allocate the site for development would allow this to happen.
- 1.22. Serviced self-build plots, live/work units and integrated co-housing opportunities and affordable housing are all attractive concepts that could be incorporated.
- 1.23. The size of the site lends itself to a phased approach, controls for which could be directed via the Neighbourhood Plan. This would help to secure the village's longer-term housing supply throughout the Plan period. Further, it would provide assurances to the community.
- 1.24. It is of note that whilst considering the Folly Farm development, the planning officer concluded that the site demonstrated sustainable development, with no identified environmental harm. Given the proximity, the site is of a very similar nature and should be deemed sustainable.
- 1.25. LVA would welcome the opportunity to discuss this site with the local community and the Neighbourhood Plan Steering Group.