



## STINSFORD NEIGHBOURHOOD PLAN

Regulation 16 Consultation **Wednesday 13 October 2021 until Wednesday 24 November 2021**

### Response Form

The proposed Stinsford Neighbourhood Plan has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website: <https://www.dorsetcouncil.gov.uk/stinsford-neighbourhood-plan>

#### Please return completed forms to:

Email: [NeighbourhoodPlanning@dorsetcouncil.gov.uk](mailto:NeighbourhoodPlanning@dorsetcouncil.gov.uk)

Post: Spatial Planning, Dorset Council, County Hall, Colliton Park,  
Dorchester, DT1 1XJ

**Deadline:** **End of Wednesday 24 November 2021.** 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	Luke	

Last Name	Rake	
Job Title(if relevant)	Principal and CEO	
Organisation (if relevant)	Kingston Maurward College and Estate	
Address	Kingston Maurward  Dorchester	
Postcode	DT28PY	
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.*

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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	

Page	
Appendix	

**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.**

The College and Estate supports the Neighbourhood Plan as proposed, with a strong desire to both maintain the viability of the College as one of the area's largest employers, and a key strategic site for the delivery of land-based, environmental, and allied educational provision. The nearest college and provision on a similar type is 60 miles away in any direction, and the College is the only specialist institution of its type in the county.

As such, maintaining the financial viability of the College, in an environment where funding has been reduced in real terms to a level some 30% below a decade ago, and 11% below the level of schools, is a key driver in the College's strategic planning. This feeds into the benefits for the local area, not just in terms of providing employment, but also in protecting the landscape at the heart of the parish and enabling public access through and within the estate. IF the College were to fail, there is a risk that this access enjoyed by parishioners could be lost as public rights of way through the estate are limited, and free access to the gardens is at the gift of the CEO. IT would also harm the key strategic relationship the Parish Council has with the current Principal, who also lives on site and frequently attends Parish Council meetings and who would necessarily no longer be a conduit for the local area.

It follows through from the desire to maintain viability, that the college will wish to develop its estate, including the generation of capital receipts, through sensible enhancement of existing building stock, removal of building stock not adding either operational or aesthetic value, and where appropriate build a small number of residential units for open market sale. Where new buildings are created they will be done in as sensitive way as possible and the College notes the Parish's desires here..

We recognise and are extremely cognisant of the heritage assets within the estate and the parish, and are in the process of developing our Masterplan further, alongside a Conservation Management plan, to both enhance the existing heritage assets, as well as the desire to remove the estate and parkland from English Heritage's 'At Risk' register and sterilise areas within the parkland to restrict future development and give assurance to the parish that their amenity is maintained.

We welcome the recognition of the opportunity at the Stinsford Business Park, and if developed this would also follow the themes outlined above, with sensitive development enabling local businesses and the College to thrive, as well as where possible increase employment opportunities within the Parish thus maintaining a sustainable rural community.

The College notes the DOR3 proposal, which covers about half of the land the College currently has, and which it leases from another landowner. Loss of this land to housing may enhance student numbers and college viability given proximal population increases. However, it would also significantly impact farming operations at the College and this would require a strategic discussion regarding viability of, for example, the dairy, as well as the opportunities provided by existing land holdings for carbon sequestration and biodiversity recovery. The development of this land is not within the College's control as we are a leaseholder only, but we would naturally expect full consultation with developers and landowners about how this would affect the College and its position as a core asset to the county as a whole, and the College will work closely with the Parish Council on this if adopted by the Local Plan.

Finally, the College supports the desire to maintain a vibrant rural community and enhance the legacy of Thomas Hardy, by working to ensure improved cycle access to Dorchester, as well as improve heritage tourism and the arts. In virtually every regard, the wishes of the parish and the College are completely aligned.

*Continue on a separate sheet if necessary*

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

*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.**

<b>*</b>	Yes
	No

Signature: \_\_\_\_\_ Date: 21/10/21  
*If submitting the form electronically, no signature is required.*