



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

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.

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). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title		Mr
First Name		Andrew
Last Name		Elliott
Job Title(if relevant)		Technical Director
Organisation (if relevant)	AJ & RG Barber Ltd and Mr & Mrs R Kirby	Terence O'Rourke Ltd
Address		Everdene House Deansleigh Road Bournemouth
Postcode		BH7 7DU
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	See enclosed letter
Page	
Appendix	

3. Do you wish to?

Please tick one box only.

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

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

See enclosed letter

Continue on a separate sheet if necessary

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

See enclosed letter

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

Signature: _____ Date: [2 November 2021](#)
If submitting the form electronically, no signature is required.



TERENCE
O'ROURKE

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

Sent by email to:
NeighbourhoodPlanning@dorsetcouncil.gov.uk

2 November 2021

Our Reference: 268201

Dear Sir / Madam

Stinsford Neighbourhood Plan, Regulation 16 Consultation

Consultation response on behalf of AJ & RG Barber Ltd and Mr & Mrs R Kirby

This is a response to the above consultation on behalf of AJ & RG Barber Ltd and Mr & Mrs R Kirby, landowners of Higher Burton Farm and Pigeon House Farm respectively, including land that falls within the emerging Dorset Council Local Plan 'North Dorchester' strategy site allocation area (DOR13).

This response seeks changes to the proposed neighbourhood plan where policies have the potential to prejudice the outcome of Dorset Local Plan policy and masterplanning work being undertaken in relation to the emerging Dorset Local Plan, policy DOR13.

You will be aware of the basic conditions that a draft neighbourhood plan must meet if it is to proceed to referendum. They include having regard to national planning policies and guidance, and the need for general conformity with the strategic policies contained in the development plan for the area.

Moreover, planning practice guidance states that:

"Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested..."

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...Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- *the emerging neighbourhood plan*
- *the emerging local plan (or spatial development strategy)*
- *the adopted development plan*

with appropriate regard to national policy and guidance”.

AJ & RG Barber Ltd and Mr & Mrs R Kirby firstly identify that it is not clear from the content of the draft neighbourhood plan that the relationship between policies in the emerging Stinsford neighbourhood plan and the emerging Dorset local plan has been agreed in accordance with the above requirement.

Paragraph 1.23 of the neighbourhood plan states that a Dorset-wide Local Plan consultation took place from January 2021, but in not going further to explain the relationship it is considered that basic conditions have not been met. It is noted that a strategic planning policy lead will be offered by the new Dorset Local Plan on its adoption.

In terms of the reasoning and evidence that underpins the neighbourhood plan, it is identified that this is limited in a number of areas. Attention is drawn to the following policies where AJ & RG Barber Ltd and Mr & Mrs R Kirby feel that basic conditions have not been met:

- The content of *Policy SNP2. Local landscape character* and *Policy SNP3. The landscape setting of the settlements* has not been evidenced by technical studies. Nor have the proposals been tested and considered in the context of masterplan options for a Dorset Local Plan DOR13 policy proposal.

It is recommended that Policy SNP2 and Policy SNP3 be deleted and replaced with supporting text identifying the need for the listed landscape matters to be considered as part of a wider, comprehensive landscape and design assessment exercise for future strategic development (the emerging Dorset Local Plan DOR13 proposals).

- *Policy SNP4. Dark Skies*. The requirement to “retain” dark skies is not practical or realistic in the context of strategic scale development in the parish. The first sentence of the policy should be amended to read “Where appropriate, development...”

The approach to minimising light spillage and glare requires further consideration and justification, particularly in relation to informing masterplanning principles and options for the emerging Dorset Local Plan DOR13 proposals.



- *Policy SNP5. Protecting our local views* is founded upon a local survey of “favourite views” which “naturally reflect those parts of the parish that people tend to visit more”. Whilst it is recognised that views are valued locally, there is no technical assessment of the relative merits of those views to substantiate the proposed Policy SNP5 content, which seeks to minimise adverse impacts on such views.

It is recommended that Policy SNP5 be deleted and replaced with supporting text identifying the need for valued local views to be considered as part of a wider, comprehensive landscape and design assessment exercise for future development, particularly the DOR13 proposals. This text could include positive statements that encourage collaborative working to further investigate and survey key views, and assess their importance from a range of technical perspectives, including landscape character and heritage.

- *Policy SNP10. Supporting local employment opportunities* states that additional buildings “should achieve high standards of environmental performance (significantly above that required by Building Regulations)”.

It is recommended that the above statement be amended as it does not provide policy clarity or certainty on what is required, nor does it recognise that Building Regulations are being progressively updated to achieve higher environmental performance requirements. As a suggested alternative approach, it is appropriate that supporting text *encourage* high standards of environmental performance in new buildings, drawing from up to date best practice.

We trust that the above comments can be duly considered and would welcome notification in relation to the next stage, involving the examination of the neighbourhood plan.

Yours faithfully



Andrew Elliott MRTPI
Technical Director