

Stinsford Neighbourhood Plan - Submission Plan Representation Summary

Stinsford Parish Council submitted the final version of the Stinsford Neighbourhood Plan (2021) to Dorset Council for independent examination in September 2021. People were given six weeks from 13 October 2021 until the end of Wednesday 24 November 2021 to comment on the content of the plan or how it was produced. At the close of the public consultation 20 representations were received.

Rep ID	Respondent	Summary
1	Alister Nisbet	<p>Summary</p> <p>The Stinsford Neighbourhood Plan is an important statement of intent. It is an extremely well researched and put together document which highlights the opportunities and threats facing this unique Parish. I have no hesitation in supporting it and urge its formal adoption by Dorset Council.</p> <p>Personal Statement</p> <p>A personal statement is provided outlining a long association with the local area.</p> <p>River Frome: Paras 1.13, 3.1, 3.5, 3.12, 3.14</p> <p>The River Frome is one of Dorset’s rare chalk streams - a river of international environmental importance and cited as land of local significance in Dorset’s draft local plan.</p> <p>Yet it is subject to sewage discharges from sewer overflows thousands of times a year according to monitoring data from the Rivers Trust. In 2020 the section of river flowing through Dorchester had been subject to 330 discharges for a total of 5740 hours, including discharges upstream from Sydling and Maiden Newton. Link supplied.</p> <p>These figures are unacceptable - That is why the SNP is absolutely right to express residents’ concerns that any overdevelopment will negatively affect the water quality and therefore impact on the river all the way through South Dorset to Poole Harbour (an important, nationally protected wildlife site).</p> <p>The land to the north of the river additionally provides an uninterrupted thoroughfare for land mammals travelling east-west through the landscape between Charminster and Stinsford. The line of the river is an important navigation route for migratory birds such as sand martins and swallows.</p> <p>Open Spaces: Paras 3.4, 3.8, 3.10, 3.16</p> <p>I am delighted to see that the Parish would like to “work with local landowners to improve climate resilience and enhance the environment through rewilding...” (para 3.8). This is vital given Dorset Council’s declaration of a Climate Emergency. The parkland and water meadows around Frome Whitfield and Coker’s Frome are ideally placed to fulfil this objective. Soils</p>

	<p>(which store carbon) can help combat such climate change - a point noted in para 3.4.</p> <p>The views from the northernmost boundary of the Parish are wonderful. Looking south from Waterstone Ridgeway, one can see a succession of chalk valleys and downland all the way to Dorchester. The vista takes in the AONB towards the distant horizon including Hardy's Monument and Came Woods. It provides a strong sense of place for Dorchester sitting, as it does, on the southern bank of the river valley rising to Poundbury on a promontory to the west. The unspoilt uninterrupted view provides a narrative of where Dorchester sits within its landscape.</p> <p>The contrast between the landscapes chalk downland and river valley is very clear. The agricultural feel of the lower slopes give a setting for the string of settlements along the length of the river.</p> <p>The settlements have never been contiguous and I did not believe they should be joined by development. In the SNP, Table 3 shows the importance of the gaps between settlements and highlights the danger of infill. It is the very discrete nature of the settlements that make up the Parish that defines how it ebbs and flows along the line of the Frome. Notable among these are Frome Whitfield, Coker's Frome and Stinsford itself (see Table 5).</p> <p>Enhancing the Rural Character: Para 3.18</p> <p>The plan states: "Opportunities should be taken, where possible, to enhance the rural character of the area." It goes on to give an example, "the replacement planting of the parkland trees at Frome Whitfield would help reinforce the historic landscape character of this settlement." This is an excellent example of how the Neighbourhood Plan focuses on the local landscape characteristics. This suggestion should be acted on.</p> <p>Dark Skies: Para 3.21</p> <p>In Figure 3 it is reassuring to see how far south in the vicinity of Slyer's Lane relatively dark skies can be enjoyed (down to 0.25 – 0.5 Nanowatts/cm²/sr). However, there can be no room for complacency, and it is important to keep pushing down the incidence of light pollution across the parish allowing all residents and visitors enjoyment of the night sky. The dark skies must be conserved at all costs.</p> <p>Wildlife: Para 3.1</p> <p>Table 1 (p7) and Appendix 1 list some of the wildlife found in in the Parish – the majority of the data coming from the Bhompston area. The parish is an area where residents and walkers from Dorchester can see a variety of wildlife on the doorstep: Peregrine Falcons, Yellow Hammers, Badgers, increasingly Red Kites, Pipistrelle and Daubenton bats and Sika Deer across the area but regularly seen grazing on the roadside south of the A35.</p> <p>Threats: Northward Development of Dorchester: paras 3.28 – 3.31, 5.16</p> <p>The biggest threat to all of the positive aspects of the Neighbourhood Plan is Dorset Council's suggestion that Dorchester should be extended northwards beyond the line of the River Frome for the first time. The extension DOR13 in Dorset</p>
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		<p>Council's proposed Local Plan would entirely be built on what is now part of Stinsford Parish.</p> <p>Residents of the Parish are “vehemently opposed” to this development and so they should be. This development threatens the environment, the wildlife, the habitats, the river, the dark skies and the rural character of the Parish. If it goes ahead, Stinsford will never be the same again.</p> <p>Groundwater: paras 6.6, 6.7</p> <p>Perhaps the most worrying aspect is the potential effect on drinking water. Boreholes in the Parish supply much of the drinking water for its intrinsic villages, Kingston Maurward as well as Dorchester itself. 4000 extra homes, potentially increasing the size of Dorchester by half will put huge strains on supplying the water required. Will the water supply be sufficient? How will the levels of the river itself be affected? These questions must be addressed by Dorset Council and scrutinised by Wessex Water.</p>
2	Andy Stillman	<p>Personal statement</p> <p>We lived in Stinsford for 21 years only leaving in September 2020.</p> <p>General observation</p> <p>It is a wonderful and very precious place on many counts, but it is also very fragile. It lacks shops and all manner of community facilities, and yet is very proud of its college, its beauty, landscape, tranquillity, wildlife and community. It relies on Dorchester for commerce, medical facilities, restaurants, pubs, and virtually any form of public transport, whilst many Dorchester residents rely heavily on Stinsford as a local venue to access the countryside and enjoy all that it offers.</p> <p>Threats</p> <p>But its existence hangs by a thread. There are many possible threats, I offer just four here</p> <ul style="list-style-type: none"> • The crude demand for a vast amount of increased housing in the parish will not only wipe out great swathes of environmentally precious land, but change the very nature of the parish, swamp Stinsford with traffic and visitors, and overwhelm the very services in Dorchester that Stinsford residents rely upon. • The threats to the locality from the increased emphasis given to knee-jerk London-centric, planning and the importance of large, profit-driven developers to solve government's housing shortfalls for it. • The A35 which cuts the parish in half is dangerous, noisy, polluting and blocks easy access between Stinsford and Dorchester. Its development has to be very carefully managed and not just for the motorist. Little sign of this so far. • A perceived reluctance by politicians, both local and central, to understand the likely impact of global heating, especially on fragile environments. Global heating is already here and will have a deleterious consequence on the living environment. The necessary changes may not be easy but the sooner they are implemented the less the chaos that will otherwise ensue.

		<p>Statement of support</p> <p>I believe this Neighbourhood Plan, treads a very wise, cautious and correct path through this maze. A path that follows its mission to protect and develop the Parish in a way that reflects the residents’ values, hopes and needs for today, and into the future. I support it wholeheartedly. Further, I recognise the enormous amount of work that has gone into this and congratulate all concerned. It is an excellent piece of work.</p>
3	Department for Education	<p>Summary</p> <p>The Department for Education (DfE) supports the wider provisions of the Stinsford Neighbourhood Plan but it should be bolstered to include the needs of the Dorset Studio School (DSS) as a key community facility located within the parish.</p> <p>Background</p> <p>DSS opened in September 2014 to provide an agricultural and land-based curriculum for 375 students aged 14-19. After opening, it became apparent that further post 16 provision was not being taken up at DSS, due to availability of A-Levels at Thomas Hardy School and vocational qualifications available at Kingston Maurward College (KMC). As a result, the school experienced low post-16 pupil numbers (12 students in 2018/19).</p> <p>Following approval in September 2019 from the DfE, the school age range changed to a standard secondary school 11-16 years. The overall school capacity of 375 pupils remained unchanged. This age range change has resulted in improved numbers on roll, rising from 187 pupils to 359 pupils at present.</p> <p>A studio school is a type of secondary school in England that is designed to give students practical skills in workplace environments as well as traditional academic and vocational courses of study. DSS was initiated by KMC, as a means of increasing the skills and aptitudes of children applying to education courses at the college.</p> <p>The unique nature of the school is in its delivery methodology, which combines academic and vocational qualifications within the context of experiential learning and a more cohesive approach to curriculum delivery. Students are given the opportunity to apply their learning, through outdoor activity and work experience.</p> <p>The school receives applications from a high proportion of children with Special Need or Disability, and approximately half of the pupils attending the school fall within this group. This is mainly because the learning experience suits these children better than a more traditional school environment and these pupils are drawn to the land-based offer and facilities available at the college campus.</p> <p>Current Accommodation Issues</p> <p>The existing school building was designed for a 14-19 student age range, and on the basis that one year group (75 students) would be off site on work experience placements. As a result, the current building was only designed for 300 pupils with a different educational approach.</p>

		<p>Since the age range change and the resulting improved pupil numbers, DSS has been experiencing various problems arising from the accommodation shortfalls.</p> <p>This critical situation has necessitated the urgent delivery of temporary additional school accommodation at Parkway Farm Business Estate in Poundbury by the DfE, but this can only be a short-term solution as the crucial educational linkages with the KMC campus are compromised, pupil experience is adversely impacted and the school cannot operate effectively.</p> <p>A permanent solution to resolving the accommodation needs of the school within the KMC campus is therefore urgently required and the DfE are in discussions with KMC and Dorset Council on this matter. It is currently envisaged that a new school would be constructed at the campus, together with associated external social space, sports facilities, and car parking, with the existing school building being repurposed for use by KMC.</p> <p>The Stinsford Parish Council would be involved in discussions over this proposal moving forward and a meeting in the near future will be sought.</p> <p>Potential Benefits</p> <p>It is noted that the draft Neighbourhood Plan identifies a number of areas where community facilities are deficient within the Parish. The main deficiency being a village hall/meeting hall.</p> <p>The proposals for the new school building would include the provision of a school hall, a sports hall, and hard and soft outdoor sports pitches. It is normal for such facilities within a DfE funded school to be available for use by the local community via a community use agreement out of school hours. The new school building could therefore help meet some of the needs for community facilities in the parish.</p> <p>Proposed Modifications</p> <p>The submission draft Neighbourhood Plan should to be modified to include the needs of DSS in future decision making. It is suggested that the Neighbourhood Plan be modified.</p> <p>Addition text is proposed for Paragraph 5.12, Project P4 and Paragraph 5.19.</p>
4	Dorset Council – Spatial Planning	<p>Plan Period</p> <p>The front cover and paragraph 1.8 confirm that the Plan period will cover the years 2021 – 2038. It is noted that the proposed Plan period aligns with the Draft Dorset Council Local Plan - Options consultation (2021) and that the Neighbourhood Plan is likely be reviewed in the next 5 years given the potential changes in the Local Plan and national policy.</p> <p>Neighbourhood Area</p> <p>Dorset Council supports figure 1 which depicts the Neighbourhood Plan area, a requirement for submission.</p>

	<p><u>The relevance of the emerging Dorset Council Local Plan, including draft Policy DOR13: Land north of Dorchester</u></p> <p>It is noted that the neighbourhood plan includes several references to the proposed development north of Dorchester, both in the draft Dorset Council Local Plan, published in early 2021 and the ‘preferred options’ for the Joint Local Plan Review for the West Dorset and Weymouth & Portland, published in August 2018.</p> <p>More detailed comments are set out below in relation to specific policies (and supporting text) in the neighbourhood plan.</p> <p>These comments should be considered within the wider context of paragraph 41-009-20190509 of national planning guidance, taking account of the relevance of the reasoning and evidence that sits behind the emerging Dorset Council Local Plan, including draft Policy DOR13: Land north of Dorchester.</p> <p><u>Paragraph 1.3</u></p> <p>In the interests of clarity, it would be helpful to refer to this document as the West Dorset and Weymouth & Portland Local Plan Review ‘preferred options’ in paragraph 1.3.</p> <p><u>Policy SNP1. Protecting and strengthening our local wildlife habitats</u></p> <p>Dorset Council welcome the reference within the supporting text to the Government’s Environment Bill which will require a mandatory 10% net gain in biodiversity on all projects and separately the Dorset Biodiversity Appraisal Protocol. As the Environment Bill has now passed into law, this reference can now be updated to refer to the Environment Act 2021.</p> <p>We welcome reference to “ancient and local historic woodlands” at the end of Policy SNP1 and their depiction in Figure 2.</p> <p><u>Policy SNP2. Local Landscape Character</u></p> <p>We support the principle of Policy SNP2 including Figure 2. Key landscape characteristics and green gaps diagram.</p> <p>Dorset Council has no objection to the phrase ‘Tranquil Areas’ which forms part of the Planning Portal glossary of terms.</p> <p><u>Policy SNP3. The Landscape Setting of the Settlements</u></p> <p>Dorset Council supports the principle of the policy which seeks to protect the individual character of small settlements along the river corridor as well as the cross reference to table 3 which provides a description of the important open gap. It is also noted that figure 2 annotates the gaps.</p> <p><u>The River Valley Landscape area (in Figure 2) and Policy SNP3</u></p> <p>Dorset Council recognise the role of the river valley pasture in the setting of both Dorchester and Stinsford. Changes should, however, be made to Policy SNP3 and to the ‘River Valley Landscape’ area (shown in Figure 2) to clarify that the ‘River Valley Landscape’ area is not a ‘valued landscape’, in terms of paragraph 174 of the National Planning Policy Framework (NPPF), and to give a stronger focus on the issue of landscape character.</p>
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	<p>The situation can be remedied by making some changes to the neighbourhood plan.</p> <p>Firstly, the boundaries of the ‘River Valley Landscape’ area (shown in Figure 2) should be redrawn on the basis of the available technical evidence (i.e. the Dorset Landscape Character Assessment, as referenced in Footnote 8). Essentially this means making the boundaries of the ‘River Valley Landscape’ area in Figure 2 co-terminus with boundaries of the Valley Pasture Landscape Character Area, insofar as they relate to Stinsford Parish.</p> <p>Whilst the adopted Local Plan carries forward the LLLIs from previous local plans, they are only mentioned in relation to Policy ENV3, which relates to the Green Infrastructure Network. This is very much an interim policy, which recognises that further work on this issue is needed. Criterion ii) of Policy ENV1 in the adopted Local Plan states that ‘development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character.’</p> <p>The second change should be to re-word Policy SNP3 to focus more on this issue of landscape character. This policy could also be made more effective by making reference to the key characteristics of the character area, as identified in Table 2. It is suggested that Policy SNP3 could be reworded along the lines of ‘The characteristics of the river valley pasture landscape (including those characteristics identified in Table 2), which provide the setting for Dorchester and the Stinsford river valley settlements, should be respected.’</p> <p>Thirdly, some consequential changes would also be required to remove other references in the text to the LLLI (and its ‘buffer’) and to use the same terminology throughout: the term ‘river valley pasture’ is used in Paragraph 3.12 and Policy SNP3, but is called ‘river pasture’ in Table 2 and ‘river valley’ in Figure 2.</p> <p>Policy SNP4. Dark Skies</p> <p>Dorset Council is supportive of Policy SNP4 which seeks to retain dark skies, by minimizing exterior lighting and illumination and including measures to control light spillage and glare.</p> <p>It is noted that policy wording is similar to adopted West Dorset, Weymouth & Portland Local Plan 2015, Policy ENV16 iii) and NPPF, paragraph 185 c).</p> <p>Should the proposed north of Dorchester urban extension be agreed, it may not be practical to apply this policy in full within the site boundary. This policy may need reassessing through the anticipated review. The addition of paragraph 3.19 within the Neighbourhood Plan is considered helpful in this respect.</p> <p>Policy SNP5. Protecting our important local views</p> <p>Dorset Council supports the aim of Policy SNP5 to protect important local views and welcomes table 4 which describes their location alongside notable landmarks.</p> <p>Dorset Council however reflect on their regulation 14 concerns that “views for protection must be local views rather than significant and expansive” noting the site promoters of the North of Dorchester proposal raised a similar issue. The Parish</p>
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	<p>Council reply set out in within their consultation statement (August 2021) is highlighted.</p> <p>Having reviewed both sides of the argument, on balance, Dorset Council maintains its objection on three grounds.</p> <ol style="list-style-type: none"> 1. The evidence underpinning the policy and protected views is insufficiently robust to justify the proposed policy approach. 2. The first sentence of the policy wording applies to all views from public footpaths rather than the listed identified local views in table 4, and 3. The views identified on figure 4 appear excessive, Dorset Council considers that only the most important views should be retained. <p>The second sentence of Policy SNP5 is broadly supported although it is not clear how over-riding public benefit can be easily measured.</p> <p>Important Local Views (in Figure 4) and Policy SNP5: Protecting our important local views, additional points:</p> <p>The locations from which the important local views are seen and the directions in which the views are considered to be important are not clear from Figure 4. The views are shown by standard symbols, which give no clear indication of the nature of the important views to which they relate and only a rough indication of the direction of the important views. The important views are described in Table 4, which uses terms such as ‘panoramic’, ‘extensive’ and ‘glimpsed’, yet the same symbol is used for all these different views. This approach would make it very difficult for Policy SNP5 to be applied when making development management decisions, contrary to paragraph 16 of the NPPF.</p> <p>Additional graphics concerns relating to figure 4:</p> <ul style="list-style-type: none"> • The symbols used to show the 8 valued views only show an ‘approximate direction’. To address this, we would prefer a splay symbol to be used. • At least one of the views, near the Blue bridge / OS Art Centre label is located outside the Plan area with several others very close to the edge of the parish boundary. • The ‘key’ lists eight valued views but table 4 only describes seven? • Although the key to Figure 4 numbers the valued views (1-8), these reference numbers are not visible on the map nor is it easy to match the view locations with their description in Table 4. • It is not clear what the status of ‘other views noted by residents’ is? They are not referenced in Policy SNP5? • Several of the view symbols overlap so it is unclear what is underneath? <p>Given most of these additional concerns are graphics related, Dorset Council would be happy to work with Stinsford Parish Council to address these issues.</p> <p>Policy SNP6. Encouraging appropriate recreational access to the countryside</p> <p>Dorset Council supports the aim of the policy to improve and expand the existing public rights of way network. It is noted</p>
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that Figure 4 helpfully maps the byways, bridleways and footpaths within the parish. This policy may need reviewing should the proposed urban extension to the North of Dorchester be agreed.

[Policy SNP7. Protecting Stinsford's Historic Environment](#)

We welcome the aim of the policy for new development to respect the history of the parish and the helpful appendices 2-4 which list designated heritage assets, non-designated heritage assets and Literary Associations with the landscape, Thomas Hardy's Wessex.

[Policy SNP8. Positively managing the Thomas Hardy connection](#)

The policy intention is supported.

Reference to the proximity to established settlements is a particularly important requirement as this criterion reflects the strategic locational principles reflected in criteria ii-iii within the adopted Local Plan Policy ECON5 Tourism Attractions. The emerging Dorset Council Local Plan Policy ECON6 Supporting vibrant and attractive tourism, also retains this principle.

[Housing Need](#)

The proposed methodology for calculating a Neighbourhood Plan area housing requirement in the emerging Dorset Council Local Plan - Options Consultation (January 2021) is summarised. For Stinsford parish, the housing requirement set out in Appendix 2 is for 2,348 new homes. This high figure can largely be attributed to the proposed urban extension to the North of Dorchester (2,340 dwg in the Plan period) with the remaining 8 dwellings being made up of a single commitment (WD/D/18/001718) and a modest windfall allowance of seven. We stress this is a draft figure until the Local Plan is adopted. The scope of a neighbourhood plan is up to a neighbourhood planning body. We therefore have no objection to the neighbourhood plan not seeking to allocate additional housing in the area as suggested in paragraph 5.4.

The Neighbourhood Plan group has, however, commissioned additional research into the needs of their community. The Stinsford Housing Needs Assessment (2019) does indicate some need for new affordable housing in the parish, particularly for local people as well as some possible need and support for some smaller open market homes. This research suggested a need for around nine new affordable homes and seven open market dwellings. This level of provision was supported locally.

[Policy SNP9 Supporting the provision of affordable housing in the parish / Kingston Maurward College](#)

Kingston Maurward College (KMC), a major employer and landowner in the parish, prepared a masterplan to guide development of its estate over the next ten years. The masterplan includes a proposal for approximately 17 new homes across several different locations. The parish council, however, explain that this proposal did not align with the results of its consultation. The KMC masterplan has not yet been agreed by Dorset Council and emerging policy DOR11 would only come into effect on adoption of the Local Plan.

In our regulation 14 consultation response, we expressed some concerns with the delivery of policy SNP9 and its apparent dual purposes as seemingly both a rural exception site and / or heritage enabling policy. The consultation statement

	<p>accompanying the Neighbourhood Plan addresses our concerns and we now understand that the policy is primarily a rural exception sites policy.</p> <p>Policy HOU2 Affordable Housing Exception Sites of the adopted West Dorset, Weymouth & Portland Local Plan (October 2015) is not considered a strategic policy. The supporting text is supportive of communities wishing to introduce open market cross-subsidy through neighbourhood plans. Policy SNP9, criteria vi) is considered helpfully.</p> <p>Although the market housing cross subsidise allowance is greater than the adopted local plan position, given the local context and scale of development likely to come forward in this location, no objection is raised. The remaining criteria are also considered justified and appropriate.</p> <p>Policy SNP10. Supporting local employment opportunities</p> <p>Dorset Council supports the aim of Policy SNP10 in the context of adopted Local Plan policies SUS2 & ECON1 which can include employment provision in rural locations.</p> <p>We do, however, have one concern relating to criterion iii) which states that “any additional buildings should achieve high standards of environmental performance (significantly above that required by Building Regulations)”. Although the first line of the policy reflects the adopted West Dorset, Weymouth & Portland Local Plan policy ENV13 and emerging Dorset Council Local Plan Policy ENV9, the wording within the brackets has not been justified and does not provide clarity about how much above building regs the standard should be set. This wording is again considered contrary to the NPPF, paragraph 16 d).</p> <p>The three employment clusters in the parish: Stinsford Business Centre, Hampton Business Park and Mellstock Business Park are helpfully mapped within Figure 7.</p> <p>Policy SNP11. Protecting and enhancing our community facilities</p> <p>Dorset Council supports the broad intention of Policy SNP11.</p> <p>Possible major growth North of Dorchester</p> <p>Dorset Council note the statement set out in paragraph 5.20 in relation to the possible major growth North of Dorchester.</p> <p>Policy SNP12. Better Building Design</p> <p>Dorset Council supports the aim of policy SNP12.</p> <p>Policy SNP13. Protection of Groundwater</p> <p>Dorset Council welcomes Policy SNP13.</p> <p>Policy SNP14. Traffic Management</p> <p>Dorset Council supports the proposed objective set out in Policy SNP14.</p>
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		<p>Policy SNP15. Transport Assessments</p> <p>The NPPF advises that a Transport Assessment (TA) shall be submitted as part of any planning application where the proposed development has significant transport implications. A TA will be required for major planning applications that are likely to have significant implications on transport extending well beyond the parish boundary. Further information is set out in the Dorset Council Planning Applications Requirements (1 April 2019).</p> <p>It is welcomed that paragraph 7.10 clarifies that Policy SNP15 & SNP16 highlight specific local issues to be considered in a Transport Assessment that sit alongside issues that have wider transport implications.</p> <p>Policy SNP16. Improving cycle infrastructure</p> <p>Policy SNP16 is supported along with the helpful cross-reference to table 9.</p> <p>Implementation and monitoring of the plan</p> <p>Dorset Council welcomes the Parish Council's intention to review the Plan within chapter 8 subject to four timing considerations.</p>
5	Dr AGW Dickinson on behalf of West Dorset CPRE	<p>Statement of support</p> <p>I am a resident of Weymouth but I am very familiar with most of West Dorset - and am Chair of West Dorset CPRE. The Stinsford Neighbourhood Plan is an excellent detailed and comprehensive plan to protect their environment and heritage.</p> <p>In particular -</p> <ul style="list-style-type: none"> • The River Frome. An SSSI. Overdevelopment will affect the water quality and the wildlife adversely. • Plans for rewilding by working with local landowners. • This excellent plan concentrates on positive protection and enhancement of the local environment.
6	Gloucestershire CC – Minerals & Waste Team	No comment.
7	Highways England	<p>Introduction</p> <p>National Highways is responsible for operating, maintaining and improving the strategic road network (SRN) which in this location comprises the A35 which bisects the plan area.</p> <p>In general terms we are satisfied that the Plan's proposed policies are unlikely to lead to a scale of development that will adversely impact the SRN.</p>

		<p><u>Policy SNP10. Supporting local employment opportunities</u></p> <p>We have noted policy SNP10 with regards to employment sites, and the need for proposed development to be supported by an assessment of traffic impacts. We would expect any large scale development that has the potential to impact upon the SRN to be supported by a transport assessment and if necessary mitigation measures in line with the requirements of DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development.</p> <p><u>Policy SNP14 Traffic Management, SNP15 Transport Assessment, SNP16 Improving Cycle Infrastructure, Project P2. Noise-reduction measures on the A35 & Project P6. Traffic Management Measures</u></p> <p>We have also noted transport-related policies SNP14 Traffic Management, SNP15 Transport Assessment and SNP16 Improving Cycle Infrastructure and the accompanying plan text, as well as associated Parish Projects (P2 and P6) and the list of road safety concerns in Table 8, in so far as they relate to the SRN.</p> <p><u>Possible major growth North of Dorchester</u></p> <p>With regards to the plan's references to the potential northern expansion of Dorchester being considered as part of the emerging Dorset Local Plan, National Highways is continuing to work with Dorset Council in the production of the transport evidence base to support the Local Plan. This evidence base will be essential in understanding the traffic impact of proposed growth sites and identifying necessary highways infrastructure to mitigate those impacts. We will also expect Dorset Council to include a funding strategy and phasing plan to ensure that the delivery of improvements matches growth as it comes forward.</p> <p><u>Future engagement</u></p> <p>These comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.</p>
8	Historic England	I confirm that there are no issues associated with the Plan upon which we wish to comment.
9	Jane Ashdown	<p><u>Personal statement</u></p> <p>As a resident of Dorchester my husband and I make regular use of the footpaths to Stinsford and the Kingston Maurward College area. We also walk to Thorncombe Wood and to Hardy's Cottage.</p> <p><u>Statement of support</u></p> <p>I support the SNP's primary focus of protecting the tranquillity, valued views, the heritage, bio-diversity and access to the surrounding countryside of the Parish. This is clearly outlined in the Executive Summary.</p>

	<p>I applaud the level of engagement that the SNP group have sustained during the development of their Plan through the meetings and surveys much of which was conducted during very difficult times (Covid).</p> <p>I have selected some policies for special mention to reinforce my overall support for the Neighbourhood Plan.</p> <p><u>Possible major growth North of Dorchester</u></p> <p>This Summary also expresses the Parish’s vehement opposition to Dorset Council’s proposed mass housing development right across the Parish – DOR 13. I wholeheartedly support their position on this. Development north of Dorchester will essentially engulf the Parish in a huge housing development (para 5.3) and will obliterate all the aims of the SNP by its damage to the environment, bio-diversity, Landscapes of Local Importance, water quality, and with no guarantees of affordable housing (SNP 9)</p> <p><u>Policy SNP1. Protecting and strengthening our local wildlife habitats</u></p> <p>I fully support SNP 1 regarding the protection of the natural environment especially the enhancement of biodiversity, the careful management of woodlands and the commitment to nitrogen neutral development to protect water, the Frome and Poole Harbour.</p> <p><u>Policy SNP4. Dark Skies</u></p> <p>I support SNP4 Dark Skies – it is hard in Dorchester to find a suitable star gazing venue, but protecting this feature of the Parish is welcome and enhances the overall quality of the natural environment in the Parish.</p> <p><u>Policy SNP7. Protecting Stinsford’s Historic Environment & Policy SNP8. Positively managing the Thomas Hardy connection</u></p> <p>I fully support SNP7 and SNP8 regarding the protection of Stinsford’s Historic Environment as well as managing the Thomas Hardy connection. The latter is of course a major tourist attraction on which the economy of Dorchester depends. Appendix 3 catalogues the non-designated heritage assets of the Parish many of which relate to Hardy’s poetry and novels. These are in addition to the listed assets. SNP 8 seeks to balance the protection of Stinsford’s historic environment alongside the benefits of tourism associated with Hardy. Tourism can have some negative consequences such as traffic congestion referenced in SNP 14.</p> <p><u>Policy SNP9. Supporting the provision of affordable housing in the parish</u></p> <p>I support SNP9 regarding employment opportunities that are developed in existing buildings or in buildings that are designed in keeping with the character of the Parish and that take account of transport and congestion concerns.</p> <p><u>Project P4. Developing the Kingston Maurward Masterplan</u></p> <p>Project P4 is to be welcomed – working with Kingston Maurward on its own master planning processes will be important. KM is a jewel in the crown of the Parish and for Dorchester.</p>
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		<p>Policy SNP13. Protection of Groundwater</p> <p>I fully support SNP 13 regarding the protection of our drinking water. The Parish of Stinsford and its un-developed land is essentially the guardian of the quality of the water that I drink in Dorchester.</p> <p>Natural England</p> <p>I fully support the feedback from Natural England regarding the River Frome as an SSSI with priority habitats within the Parish. I also support Natural England's reference to the need for Dorset Council to develop a certified bio-diversity plan. Like Natural England I share their concern about the impact of development in the Parish on nitrogen levels in Poole Harbour, a site of national and international importance.</p>
10	Kingston Maurward College	<p>Statement of support & future viability of the College</p> <p>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.</p> <p>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.</p> <p>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..</p> <p>Policy SNP7. Protecting Stinsford's Historic Environment & Project P4. Developing the Kingston Maurward Masterplan</p> <p>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.</p>

		<p><u>Policy SNP10. Supporting local employment opportunities</u></p> <p>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.</p> <p><u>Possible major growth North of Dorchester</u></p> <p>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.</p> <p><u>Policy SNP8. Positively managing visitors and the Thomas Hardy connection & Policy SNP16. Improving cycle infrastructure</u></p> <p>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.</p>
11	Linda Poulsen	<p><u>Statement of support</u></p> <p>As a Dorchester resident I have benefited from access to the parish for 50 years, for recreation, leisure, study & work. This document paints a picture of a community & landscape which I know well & which I recognise, not just its assets but also the challenges it faces in future.</p> <p>The authors are to be congratulated on producing such a well researched, comprehensive, sensitive & balanced document. I have read it carefully & totally support its wide ranging recommendations. It seeks to preserve what is best in the parish whilst acknowledging the need to move forward. I particularly welcome recognition of the climate emergency & the role of the environment & the aspiration towards zero carbon development.</p> <p><u>Policy SNP7. Protecting Stinsford's Historic Environment, Policy SNP6 Encouraging appropriate recreational access to the countryside</u></p> <p>There is a putative Bronze Age cemetery which could be of at least regional significance located to the south of the hedge field boundary south of Eweleaze Barn. There are at least 6 ploughed out barrows (tumuli) & although they can only be seen in aerial photographs it is possible the primary burials are still intact.</p>

		<p>The barrows were identified due to a reassessment of a post war aerial survey & it is highly probable that there are other ploughed out barrows on the downland leading up to Waterston Ridge. This area has the potential to be as rich an archaeological landscape as Stonehenge with high cultural tourism value. While I acknowledge the pressures created around Bockhampton & Thorncombe Woods, etc, creating additional public footpaths in this area would probably appeal to Hardy scholars as well as people interested in archaeology (cf Rainbarrow, etc) & natural history.</p> <p>From the site of the putative cemetery you can look across to the South Dorset Ridgeway & get an insight into Dorchester's importance in the Neolithic & Bronze Ages & why it was the site of several henge monuments which would have been the focus of rituals & celebrations on a par with Stonehenge.</p>
12	Marine Management Organisation	<p>We advise that you consider any relevant policies within the South Marine Plan documents in regard to areas within the document that may impact the marine environment. We recommend inclusion of this marine plan when discussing any themes with coastal or marine elements.</p> <p>When reviewing the South Marine Plan to inform decisions that may affect the marine environment, please take a whole-plan approach by considering all marine plan policies together, rather than in isolation.</p> <p>A copy of the standard response is supplied.</p>
13	Natural England	<p>Strategic Environmental Assessment / Habitats Regulations Assessment</p> <p>In the same way that we responded to the Regulation 14 consultation, we concur with the conclusion of the SEA/HRA Screening Report that the full SEA and HRA AA process is not necessary to support the production of the Stinsford Neighbourhood Plan.</p> <p>Paragraphs 3.5 and 3.6</p> <p>We welcome the revisions made to paragraphs 3.5 and 3.6 as a result of our comments at Regulation 14 stage in relation to international habitat sites.</p> <p>Policy SNP1. Protecting and strengthening our local wildlife and habitats</p> <p>We continue to support Policy SNP1 which seeks to protect and strengthen your local wildlife and habitats and welcome the minor revision made as a result of our comments at Regulation 14 stage to recognise the internationally important habitat sites.</p> <p>Table 7. Sustainability checklist</p> <p>We continue to welcome reference to the enhancement of biodiversity through the use of sustainable drainage schemes such as swales, ponds and reed beds.</p>

14	Neil Matthews	<p>Summary</p> <p>The Stinsford Neighbourhood Plan is an important statement of intent. It is an extremely well researched document that highlights many opportunities and threats facing this unique Parish. I have no hesitation in supporting it and urge its formal adoption by Dorset Council.</p> <p>Personal Statement</p> <p>A personal statement is provided outlining a long association with the local area.</p> <p>Statement of support</p> <p>Stinsford Parish Council are to be congratulated on producing such a comprehensive and detailed Neighbourhood Plan. It has a clear Aim: to safeguard and enhance the Parish’s outstanding environment and heritage. I wish them well in this endeavour. My comments focus on what, to me, are the key aspects of the Neighbourhood Plan and to highlight some particular threats to the Parish. They are based on my professional experience as an environmental science teacher; my enjoyment of the Parish for personal recreation; and my status as a local.</p> <p>River Frome: Paras 1.13, 3.1, 3.5, 3.12, 3.14</p> <p>As an SSSI, the River Frome east of Grey’s Bridge is a very special stretch of chalk stream habitat. It is also an integral part of the Land of Local Importance as cited in Dorset Council’s Local Plan. The SNP is absolutely right to express the residents’ concerns that any overdevelopment will negatively affect the water quality and therefore impact on the river all the way through south Dorset to Poole Harbour (an important, nationally protected wildlife site).</p> <p>The land to the north of the river provides an uninterrupted thoroughfare for land mammals travelling east-west through the landscape between Charminster and Stinsford. The line of the river is an important navigation route for migratory birds (eg sand martins and swallows).</p> <p>Open Spaces: Paras 3.4, 3.8, 3.10, 3.16</p> <p>It is refreshing to note that the Parish would like to “work with local landowners to improve climate resilience and enhance the environment through rewilding...” (para 3.8). This is so important given Dorset Council’s declaration of a Climate Emergency. The parkland and water meadows around Frome Whitfield and Coker’s Frome would seem ideally placed to fulfil this objective. In para 3.4 it is noted that protecting soils (which store carbon) can help combat such climate change.</p> <p>The views from the northernmost boundary of the Parish are simply stunning. Looking south from Waterstone Ridgeway, one can see a succession of chalk valleys and downland all the way to Dorchester. The vista takes in the AONB towards the distant horizon including Hardy’s Monument and Came Woods. It provides a strong sense of place for Dorchester sitting, as it does, on the southern bank of the river valley rising to Poundbury on a promontory to the west. The unspoilt uninterrupted view provides a narrative of where Dorchester sits within its landscape.</p>
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	<p>The contrast between the landscapes (chalk downland and river valley) is very clear. The lower slopes have a particularly rural agricultural feel which provide a setting for the string of settlements along the length of the river.</p> <p>The settlements have never been contiguous, nor should they be. In the SNP, Table 3 shows the importance of the gaps between settlements and highlights the danger of infill. It is the very discrete nature of the settlements that make up the Parish that defines how it ebbs and flows along the line of the Frome. Notable among these are Frome Whitfield, Coker's Frome and Stinsford itself (see Table 5).</p> <p>Enhancing the Rural Character: 3.18</p> <p>The SNP notes that, "Opportunities should be taken, where possible, to enhance the rural character of the area." It goes on to give an example, "the replacement planting of the parkland trees at Frome Whitfield would help reinforce the historic landscape character of this settlement." This is an excellent example of how the Neighbourhood Plan focuses on the local landscape characteristics. This suggestion should be followed up.</p> <p>Dark Skies: 3.21</p> <p>In Figure 3 it is reassuring to see how far south in the vicinity of Slyer's Lane relatively dark skies can be enjoyed (down to 0.25 – 0.5 Nanowatts/cm²/sr). However, there can be no room for complacency, and it is important to keep pushing down the incidence of light pollution across the parish allowing all residents and visitors enjoyment of the night sky. The dark skies must be conserved at all costs.</p> <p>Wildlife: 3.1</p> <p>Table 1 (p7) and Appendix 1 list some of the wildlife found in in the Parish - the majority of the data coming from the Bhompton area. I should like to add my own observations. I have seen; Peregrine Falcons, Yellow Hammers, Badgers, increasingly Red Kites, Pipistrelle and Daubenton bats and Sika Deer across he area but regularly seen grazing on the roadside south of the A35.</p> <p>Threats: Northward Development of Dorchester: paras 3.28 – 3.31, 5.16</p> <p>The biggest threat to all of the positive aspects of the Neighbourhood Plan is Dorset Council's suggestion that Dorchester should be extended northwards beyond the line of the River Frome for the first time. The extension (called Dor13 in the Council's proposed Local Plan) would entirely be built on what is now part of Stinsford Parish. I note that the residents of the Parish are "vehemently opposed" to this development. And so they should be. This development threatens the environment, the wildlife, the habitats, the river, the dark skies and the rural character of the Parish. If it goes ahead, Stinsford will never be the same again.</p> <p>Groundwater: paras 6.6, 6.7</p> <p>Perhaps the most worrying aspect is the potential effect on drinking water. Boreholes in the Parish supply much of the drinking water for its intrinsic villages, Kingston Maurward as well as Dorchester itself. 4000 extra homes (25% bigger than</p>
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		Poundbury), schools and businesses will put huge strains on supplying the water required. Will the aquifer be sufficient? How will the levels of the river itself be affected? These questions must be addressed by the Council and scrutinised by Wessex Water at the earliest juncture.
15	Robin Potter	<p>Personal Statement</p> <p>I am not a resident in the area covered by the proposals in this plan, but wish to make the following comments as a resident of a neighbouring area, namely Dorchester Town.</p> <p>Policy SNP1. Protecting and strengthening our local wildlife habitats, Policy SNP2. Local Landscape Character, Policy SNP4. Dark Skies, Policy SNP5. Protecting our important local views</p> <p>There is much to commend in this plan, in particular the protection of wildlife and habitats, the rural character, landscape and views in and surrounding the area and the retention of a dark skies environment.</p> <p>Possible major growth North of Dorchester</p> <p>I note the incompatibility of these proposals with the excessive development proposed in the Dorset Local Plan now under preparation.</p> <p>Policy SNP14 Traffic Management, SNP15 Transport Assessment, SNP16 Improving Cycle Infrastructure</p> <p>I would strongly support policies SNP 14, 15 and 16 to improve traffic management and pedestrian and cycle routes, especially those dealing with the approach to Dorchester via Grey's Bridge</p>
16	Rodney Alcock	<p>Statement of support</p> <p>An excellent document, comprehensive, well argued, well thought through.</p> <p>Policy SNP13. Protection of Groundwater</p> <p>Pleased to see recognition of the importance of Eagle Lodge bore hole & its importance as the principal water source. Wessex Water have expressed serious concerns about pollution, renewal of aquifers, treatment of sewerage, etc.</p> <p>Policy SNP6. Encouraging appropriate recreational access to the countryside</p> <p>Also pleased to see inclusion of environmental policies, eg water meadows might be upgraded but that does not mean urbanization of footpaths,etc</p> <p>Access to public footpaths is a lot easier if kissing gates are used rather than stiles. Please could landowners be encouraged to phase out latter, perhaps with grants? There could be all sorts of incentives!!</p>

17	Solmaz Tavsanoglu	<p>Summary</p> <p>I strongly support the plan although the policies related to the protection of environment should have been better worded. Its natural environment could have been assessed in detail, identifying wildlife sites and corridors (ie Green & Blue infrastructure). The plan fails to emphasise the importance of the Stinsford natural environment to the setting of the historic Dorchester. Dorchester residents benefit from the river bank, the water meadows and beyond situated within the boundaries of the Stinsford parish.</p> <p>Policy SNP1. Protecting and strengthening our local wildlife habitats</p> <p>Strongly support the policy. Although wildlife sites are identified but wildlife/ ecological corridors are not developed.</p> <p>Policy SNP3. The Landscape Setting of the Settlements</p> <p>Strongly support. The Local Landscape Character of the Parish must be protected at all cost. The North Downs, Water meadows and River Frome form the setting of the historical town, Dorchester. The views from the Waterston Ridge to the town are magnificent and should be protected.</p> <p>Policy SNP4. Dark Skies</p> <p>Strongly support. Dark Skies are important element of rurality. Light pollution should not introduce to this rural parish.</p> <p>Policy SNP5: Protecting our important local views, additional points, Policy SNP6. Encouraging appropriate recreational access to the countryside</p> <p>Strongly support.</p> <p>Policy SNP7. Protecting Stinsford's Historic Environment, Appendices 3-4</p> <p>Strongly supported. A comprehensive list of heritage assets provided.</p> <p>Policy SNP12. Better Building Design</p> <p>Strongly support. All new houses and buildings should be constructed Carbon Zero (Passivehouse)</p> <p>Policy SNP13 Protection of Groundwater</p> <p>Page 38, para 6.7 reviews the existing policy in the Local Plan. Groundwater Protection policy should be reworded, covering all cases causing the risk of groundwater pollution A part of the Parish sits within the groundwater protection zone. The town's drinking water is also provided through chalk downs within the Parish.</p>
18	Terrence O'Rourke on behalf of AJ	<p>Possible major growth North of Dorchester</p> <p>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</p>

<p>& RG Barber Ltd and Mr & Mrs R Kirby</p>	<p>‘North Dorchester’ strategy site allocation area (DOR13).</p> <p>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.</p> <p>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.</p> <p>Planning practice guidance, on Neighbourhood Planning, Paragraph: 009 Reference ID: 41-009-20190509 is quoted.</p> <p>Relationship between the Stinsford Neighbourhood Plan and emerging Dorset Council Local Plan</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>Policy SNP2. Local landscape character and Policy SNP3. The landscape setting of the settlements</p> <p>The content of Policy SNP2 & SNP3 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.</p> <p>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 considered as part of a wider, comprehensive landscape and design assessment exercise for future strategic development (the emerging Dorset Local Plan DOR13 proposals).</p> <p>Policy SNP4. Dark Skies.</p> <p>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.</p>
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		<p><u>Policy SNP5. Protecting our local views</u></p> <p>Policy SNP5 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.</p> <p>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.</p> <p><u>Policy SNP10. Supporting local employment opportunities</u></p> <p>Policy SNP10 states that additional buildings “should achieve high standards of environmental performance (significantly above that required by Building Regulations)”.</p> <p>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.</p>
19	Turnberry on behalf of the North Dorchester Consortium	<p><u>Possible major growth North of Dorchester and consultation concerns</u></p> <p>This representation concerning the Submission Version of the Stinsford Neighbourhood Plan is made by the North Dorchester Consortium and its landowners, as interested parties.</p> <p>It is disappointing to note that the majority of our comments submitted in response to the earlier version of the Plan have not been addressed and are not included in the submitted Consultation Statement. We therefore re-attach our letter dated 27th April 2021, pointing out that all the points made are still valid.</p> <p>We would also highlight that the first time the North Dorchester Consortium was approached directly, was on the 8th March 2021 when we were sent an email as ‘owners and managers of businesses or land in Stinsford Parish’. Our earlier requests to meet the Neighbourhood Plan Group had been declined, which included a suggested workshop to examine pedestrian and cycling connections between North Dorchester and Stinsford. In response to the current consultation, we asked for a specific meeting with representatives of the Neighbourhood Plan group. This was two and a half years after the Initial Consultation phase of the plan-making process. No further meetings took place and our request to present to a wider group was declined.</p> <p>We do not consider that the Neighbourhood Plan Group have allowed for sufficient consultation with the North Dorchester Consortium as a key group within the development industry operating in the Parish and nor have our comments been</p>

	<p>addressed.</p> <p>Planning practice guidance, on Neighbourhood Planning, Paragraph: 048 Reference ID: 41-048-20140306 is quoted and highlighted.</p> <p>The omission is surprising given the significant impact that the Local Plan’s proposals for North Dorchester will have on the Parish, but in particular, the Neighbourhood Plan, and what this means for sustainable development within the Parish. The Local Plan is forecast for adoption in Winter 2023, which means it will be in an advanced state by May 2022 and submitted for examination in the Autumn of next year. We would have anticipated more coordination and dialogue on this critical issue and fuller analysis within the Consultation Report.</p> <p>Policy SNP3. The Landscape Setting of the Settlements</p> <p>Amplifying our original objection further, we would make the following key point in respect of landscape character: the Neighbourhood Plan is seeking to create a landscape designation which is clearly a Strategic Policy and therefore not within the remit of the Neighbourhood Plan to do so.</p> <p>The Neighbourhood Plan appears to reference much earlier landscape studies as well as the existing Local Plan designation of Landscape of Local Importance before stating the following at paragraph 3.16 (our emphasis):</p> <p><i><u>‘All of the river valley pasture has a particularly rural, agricultural feel, and this characteristic is central to the setting of the string of settlements along its length, as well as the wider setting of Dorchester. Whilst no decision has yet been made on the possible northern extension to Dorchester, there would be a clear tension between trying to locate development close to the town, whilst respecting this river valley landscape setting.’</u></i></p> <p>Important Green Gaps (Figure 2, Table 3 and Policy SNP 3)</p> <p>Taken with the identification of Important Green Gaps (Table 3) and then the implication of Policy SNP3 in designating the River Valley Landscape defined on Figure 2 as a ‘landscape buffer’, amounts to a strategic landscape designation if not an extension to the existing strategic designation of a Landscape of Local Importance. The NPPF is clear that Strategic policies are not within the remit of Neighbourhood Plans and the supporting guidance on the Natural Environment at paragraph 36 clearly confirms the strategic scope of such policies when discussing Landscape.</p> <p>Planning practice guidance, on the Natural Environment, Paragraph: 036 Reference ID: 8-036-20190721 is quoted.</p> <p>Therefore, Figure 2, Table 3 and Policy SNP 3, plus the supporting text, are not in general conformity with the Local Plan and its landscape designations, and effectively amount to a new strategic landscape designation.</p> <p>Irrespective of this point, the Neighbourhood Plan has not brought forward any new evidence to support its extended landscape designation beyond a number of viewing points put forward by local residents.</p> <p>The remainder of paragraph 36 states the following: <i>‘Where landscapes have a particular local value, it is important for</i></p>
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		<p><i>policies to identify their special characteristics and be supported by proportionate evidence.'</i></p> <p>We would also argue that if the proposed Neighbourhood Plan is to bring forward new landscape designations (assuming they overcome the strategic policy barrier of course), then despite the substantial implications of such a proposal, no new evidence has been advanced: it would be disproportionate for Figure 2, Table 3 and Policy SNP 3 to stand on the basis of no recognised evidential approach which has been tested through statutory consultation. These elements rest on evidence which led to the designation of the existing Landscape of Local Importance and no more. We therefore consider that these elements within the draft Neighbourhood Plan and the supporting text, fail the Basic Conditions.</p> <p>As the text at paragraph 3.16 confirms, the combination of Figure 2, Table 3, Policy SNP 3 and the supporting text is to pre-empt strategic discussions around the emerging Plan. It is not in the interests of the Parish to bring a Plan in to being which is then over-written by the new Local Plan, as our original submissions made clear.</p> <p>Policy SNP7. Protecting Stinsford's Historic Environment</p> <p>We do accept that the Plan made one change in response to our submissions: Policy SNP7 has now been amended. Regrettably we would point out that SNP7 remains out-of-step with national policy, duplicating some of its provisions whilst misrepresenting and under-reporting the tests within the National Planning Policy Framework. We would recommend this policy is deleted as it does not add anything to the overall Plan and fails to comply with NPPF and by extension, the Basic Conditions.</p> <p>Further information</p> <p>The North Dorchester Consortium Letter to Stinsford Parish dated 27th April 2021 is enclosed.</p>
20	Vivian Ledger	<p>Statement of support</p> <p>I wish to support the Stinsford neighbourhood plan draft.</p> <p>Personal statement</p> <p>I do not live in the parish but live in the Fordington area of Dorchester adjacent to the parish and am a frequent user of areas of the parish for leisure and exercise purposes eg Thorncombe woods and the area upto and north of blue bridge and grey bridge. I also visit Hardy's cottage and Stinsford church.</p> <p>The Natural Environment & The Cultural and Historic Environment</p> <p>I am keen that the natural environment is continued to be protected and that the needs of visitors, residents and wildlife are met in a balanced way. I am also interested in the preservation of the cultural and historic environment.</p> <p>Policy SNP1. Protecting and strengthening our local wildlife habitats, Policy SNP6. Encouraging appropriate recreational access to the countryside, Policy SNP7. Protecting Stinsford's Historic Environment, Policy SNP8. Positively managing visitors</p>

		<p><u>and the Thomas Hardy connection</u></p> <p>I wish to support the neighbourhood plan draft in particular policies SNP1, SNP6, SNP7 and SNP8 I agree that any future development must avoid having an adverse impact on wildlife, that appropriate recreational access to the countryside should be supported and that the Stinsford historic environment and Thomas Hardy connection should be protected.</p>
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