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NORTH DORSET LOCAL PLAN REVIEW

Issues and Options Consultation

27 November 2017 to 22 January 2018

Response Form

As part of the Local Plan Review (LPR), North Dorset District Council has prepared an Issues and Options Document for consultation. The Issues and Options Document, the Sustainability Appraisal and associated documents can be viewed online via:

<https://www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy>

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: 5pm on 22 January 2018. Representations received after this time may 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 available for inspection by members of the public and other interested parties.

*If an agent is appointed, please complete only the Title, Name, Job Title and Organisation boxes in the personal details but complete the full contact details of the agent including email address. All correspondence will be sent to the agent.

Personal Details*		Agent's Details (if applicable)*
Title	Mrs	
First Name	Leani	
Last Name	Haim	
Job Title(where	Assistant Town Clerk/Facilitator	
Organisation (where relevant)	BFTC/Blandford +	
Address	██████████ ██████████ ██████████	
Postcode	██████████	
Tel. No.	██████████	
Email Address	████████████████████	

Part B – Representations

Please answer as many questions or as few questions as you wish. There is a box at the end of the form where you can provide any comments that you may have.

Housing

1. Do you consider that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset? If not, please set out what you consider to be an appropriate figure and provide reasons for this.

Yes

No

If you have answered 'No' please set out an alternative housing figure and provide reasoning to support your answer.

The OAN for housing in North Dorset is 330 dwellings a year up to 2033. It is not clear which period the standardized methodology used, but it is assumed that this was also only done up to 2033. Therefore the 366 dwellings figure is not enough if it only covers up to 2033 as paragraph 1.6 states the plan period may be extended up to 2036. At the drop-in event held as part of this consultation, it was stated that the district needed to build 285 dwellings a year in the current LP, but only 214 were currently being built. The accumulated shortfall would need 370 dwellings a year to catch up. This figure differs from the Issues and Options numbers, and therefore it appears that still not enough houses are being planned for.

Employment

2. Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

Yes

No

3. Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

Yes

No

Spatial Strategy

4. Do you consider that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs?

Yes

No

5. Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.

Yes

No

If you have answered 'Yes' please set out your alternative spatial strategy and provide reasoning to support it.

Blandford (Forum and St Mary)

6. Do you agree with the conclusions regarding the areas of search identified at Blandford?
Yes
No
7. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?
Yes
No

If you have answered 'Yes' please set out what you see as the further issues.

How the capacity of each site compares to the scale of development needed in the district as a whole i.e. how much each site can contribute to the housing growth need in the district.

The community support that sites carry or the lack of support that some sites carry. Consultations have already been carried out for the preparation of the Neighbourhood Plan, and support for sites to the North and North East of Blandford Forum was the majority. E.g. Blandford + carried out a survey in 2015 to assist with the preparation of its Neighbourhood Plan and secured over 1300 responses, which equates to 16.25% of the total number of households in Blandford Forum, Blandford St Mary and Bryanston. It is considered locally that the response to this survey is significant and should be taken into account. In the survey residents were presented with growth options, and at three community consultation events, one in each parish, it was clear that the majority of residents attending, preferred the strategic approach of growing the town to the north, rather than growing the surrounding villages, and agreed that this approach secures the best future for the local area.

Deliverability of infrastructure to support further development in the area of need and for a settlement where there are already infrastructure deficiencies, or in close proximity, as opposed to only being able to provide a contribution to such necessary infrastructure or not providing or contributing at all should also be considered.

The speed of delivery for essential social and employment infrastructure and homes for the district.

If the B+ NP is not allowed to allocate sites in its NP and the LPA wishes to do this through its LPR, the LPA must demonstrate that any of the other sites, essentially only E and F, as J is too small, can physically accommodate the scale of development required along with the facilities required and why it considered it is more sustainable, and in a better place than the sites to the north and east, A and B.

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Please set out what you see as the additional infrastructure requirements.

Since the beginning of the preparation of the Blandford + Neighbourhood Plan, residents made it clear that there is an infrastructure deficiency in the area, particularly in the northern part of the town. Following investigations Statutory Authorities agreed that this was the case. This has, and continues to drive the plan, specifically educational, transport and health needs.

The Blandford Town Pupil Place Planning Statement Updated May 2017, sets out the Education Authority's position on the need for a new school in Blandford, a 2FE, with potential to increase to a 3FE school, on a 2.1Ha site, and the area of need for a new school in Blandford, the site to the north of the bypass. This Statement has been criticised by an examiner, appointed to carry out an examination of the Blandford + Neighbourhood Plan, and it formed part of the evidence base. It was stated that the search for school sites has comprised of expanding existing school sites and considering two other sites within the bypass, and that not all alternative sites had been considered. Additionally, that there is not sufficient evidence of the deliverability of the school. The County Council is the competent authority on education matters and its statement is unequivocal on each of these matters. It is categorical in its assessment that there are no alternatives and that there will be no direct effects on the viability of the Pimperne School in the local network. The Local Planning Authority would have to satisfy itself that all sites have been considered to address the need in the northern part of the town as sustainably as possible, but we consider it has and is.

The County Council has been very clear about the urgency of addressing primary school places and its commitment to delivering a new school in Blandford. A new school is required regardless of any further homes being built, and is required in the North of the town. The land interest has also made it clear that the land will be made available for this purpose, subject to land to the east of Blandford Forum being released for the purpose of a housing scheme.

The Dorset Minerals and Waste Plan, currently also being consulted on, shows that the Waste Authority intends to take forward Land South of Sunrise Business Park for the development of a Waste Management Centre.

There is also an access appraisal that formed part of the Blandford + Neighbourhood Plan evidence base which shows that, with agreement from the Highways Authority, that there are a number of options available to make the sites in the north and east of Blandford Forum accessible and make use of the existing unused pedestrian bridge over the bypass. It also summarizes that "... there is a good range of local facilities within walking and cycling distance of both parcels of land. Therefore, with the provision of appropriate pedestrian and cyclist links between the site and the existing pedestrian and cyclist networks, future occupants of the proposed residential development should have good accessibility to both existing and planned local facilities. Given that the proposals are for a mixed-use development, there will be a range of employment and retail opportunities on site, which will help to increase the level of self-containment and encourage walking and cycling modes of travel." (Access Appraisal, Land Northeast of Blandford Forum, February 2016).

Improving cycling and walking links to connect any site proposed for development to the existing cycling and walking links is very important. For example, the existing pedestrian crossing on the A350 at the Salisbury Roundabout is not considered sufficient for the intensity of the use. This matter is currently being investigated by the County Council. Additionally, improving public transport in Blandford remains important.

The refurbishment of the Corn Exchange, project in progress, and the provision of a village hall, currently planned to be built on the A350 Blandford St Mary Homes site, for Blandford St Mary is needed to support growth as well as the retention of vital community facilities e.g. the Leisure Centre

and Sports Clubs.

Although a new doctor's surgery is preferable, it is understood that the existing two surgeries in Blandford Forum will be moving to the existing Blandford Hospital site and therefore improvements for this site will be necessary to meet the needs of the intensification of its use.

In terms of parking, the town, and hopefully two adjoining villages, is currently carrying out a parking review which hopes to include further parking provision for users/staff of this site and generally attempt to address the existing parking issues in the town and parts of the adjoining villages. What has already been made clear is that planning policy for new developments do not plan realistically for vehicle use and it is hoped that by allowing the option of walking or cycling future occupiers will not have more than 1 car. This is clearly not the case and most households have 3 or more cars. It is understood that it would not be possible to insist on 3 car parking spaces for each household, however a more stringent parking policy should be considered based on realistic car ownership and usage figures.

Gillingham

9. Do you agree with the conclusions regarding the areas of search identified at Gillingham?

Yes

No

10. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

Please set out what you see as the additional infrastructure requirements.

Shaftesbury

12. Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

Yes

No

13. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

14. What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?

Please set out what you see as the additional infrastructure requirements.

Sturminster Newton

15. Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

Yes

No

16. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

17. What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

Please set out what you see as the additional infrastructure requirements.

Stalbridge

18. Do you agree with the conclusions regarding the areas of search identified at Stalbridge?

Yes

No

19. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

The SA makes it clear that development at Stalbridge may result in rural isolation. Sufficient sites, A and B, are available in the Blandford + area, one of the main service centres, to accommodate this needed growth.

20. What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

Please set out what you see as the additional infrastructure requirements.

The Villages

21. Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?

Yes

No

If you have answered 'No' please set out your alternative approach and information/reasoning behind this.

Stalbridge can continue to remain as a larger village if the Blandford area adopts its proposed contribution to housing growth in North Dorset, a more sustainable option.

Affordable Housing

22. Do you consider that the existing reference to nine dwellings in Policy 9 of LPP1 should be removed from the policy to allow larger schemes to come forward where there is evidence of local need in excess of that which could be met by the provision of nine dwellings?

Yes

No

23. Do you consider that the existing policy approach, which seeks to prevent exception sites coming forward adjacent to the four main towns within the District, should be amended?

Yes

No

24. Do you consider that the Council should continue with its existing policy approach, which allows for a small number of market homes on rural exception sites?

Yes

No

Self-Build and Custom-Build Housing

25. Do you consider that the Council should facilitate the provision of self-build housing by any, some, or all of the following options?

Yes

No

a. Allowing serviced plots to come forward under the current development plan policies.

Yes

No

b. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.

Yes

No

c. Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.

Yes

No

d. Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).

Yes

No

e. Identifying land in public ownership which would be sold only for self-build development.

Yes

No

f. The use of Local Development Orders to facilitate self-build development.

Yes

No

26. Are there any other approaches that could be used to meet the demand for self-build housing?

Yes

No

If you have answered 'Yes' please outline the other approaches which the Council could pursue.

Ensuring the Vitality and Viability of Town Centres

27. Do you consider that the existing hierarchy and network of centres, as set out in LPP1, should be amended to include Stalbridge as a 'local centre'?

Yes

No

Important Open or Wooded Areas (IOWAs)

28. Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?

Yes

No

The A350 Corridor

29. Do you consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purposes?

Yes

No

Comments

If you have any comments about the Issues and Options Document or the Sustainability Appraisal please set them out in the box below. If your comments are in relation to a specific question or chapter of the Issues and Options Document then please state which question or chapter your comments relate to.

Employment

Q2. A large proportion of employment land has already been developed, or is being used for other uses, particularly the development of Lidl and some of the units on Glenmore Industrial Estate e.g. barbers and charity shop. This trend indicates that the remainder of the land adjacent to Lidl and Glenmore Industrial Estate may follow suit as the area has now become a small service centre for residents to the north of the town where services continue to be lacking. It is therefore essential that other employment land can be identified to replace this loss. The most practical option available is extending the well-established and successful Sunrise Business Park.

The owner of this land has made it clear that the land is available for such purposes and there is an adequate amount available for such purposes while still accommodating other infrastructure.

The Dorset Minerals and Waste Plan, currently also being consulted on, shows that the Waste Authority intends to take forward Land South of Sunrise Business Park for the development of a Waste Management Centre and that development of this type on this site meets the exceptional circumstances to justify development in an AONB.

The Blandford Town Pupil Place Planning Statement Updated May 2017, sets out the Education Authority's position on the need for a new school in Blandford, a 2FE, with potential to increase to a 3FE school on a 2.1Ha site, and the area of need for a new school in Blandford, the site to the north of the bypass.

It will also enable an important local employer who to date has been unable to identify a suitable site (Concept Cables Ltd) to bring significant extra employment and to establish a new manufacturing facility in the town as part of the extension to the successful Sunrise Business Park.

Spatial Strategy

Q.4 The capacity of existing sites at Blandford Forum can more than accommodate the housing growth needs in North Dorset without the need of less sustainable development to take place, such as that in Stalbridge.

Historically, Blandford has grown to the north and north east of the town centre with a smaller scale of growth taking place in the village of Blandford St Mary. Due to the Eastern Dorset SHMA, the WDEGS, the expected introduction of standard methodology, on top of the current 5YHLS situation not only will more homes have to be planned for, but homes will have to be delivered in a timely period. The site to the North and East, parts of these sites were promoted in the Blandford + Neighbourhood Plan, can provide 400 homes, and also accommodate the necessary infrastructure to address the deficiencies in the northern part of the town and provide for the new development and all of this can be delivered in a timely manner. The scale and speedy deliverability of this site can help the Local Planning Authority to achieve its housing growth figures and assist Stalbridge in continuing to enjoy its rural setting and character. If the housing growth number eventually has to increase again, these two sites in Blandford Forum has capacity for that number and more if needed to assist in delivering homes and facilities that cannot be accommodated elsewhere, and it will deliver the increase in employment land and new school that the Issues & Options Consultation paper infers is necessary.

Blandford Forum and (St Mary)

Q.6 The assessment of Area A does not take into consideration the locally known 'bridge to nowhere'. An important pedestrian link to the town of Blandford Forum and facilities in the northern part of the town. This needs to be taken into consideration, specifically when compared to sites in Blandford St Mary where there is no separate pedestrian crossing over the bypass to facilities, highlighting connectivity issues that would result in residents being entirely reliant on car trips, especially if such sites cannot accommodate infrastructure or facilities itself.

The historical and more recent expansion of the town over the last three decades up to the A350 bypass and that of the industrial estate, Sunrise Business Park, all within the Cranborne Chase and West Wiltshire AONB should also be considered. The principle of development, with suitable mitigation measures at this location in the AONB has been established when looking at developments such as the major housing estate of Badbury Heights, Lidl, extensions to Sunrise Business Park, the new Glenmore Industrial Estate to name a few.

With regards to part of Site A and Site B:

"It is the scale of the positive social and economic effects however, that contrasts this option with the others. The housing scheme will enable the release of private land for the new primary school, employment land, extended allotments and a new Waste Transfer facility, each of which is needed for the town and the location is deemed by far the most preferable by the Local Education Authority in meeting its statutory obligations, and by respective operators/investors. Without the housing scheme, the land will not be made available and it is understood that the County Council will not be in a position to compulsory purchase the land for the foreseeable future. The land in options 2 and 3 cannot deliver this scale of benefit due to its location and so is no effective substitute, even though some of its environmental effects may be fewer than the preferred option." (Blandford + Neighbourhood Plan Revised Sustainability Appraisal/Strategic Environmental Assessment, May 2017)

Important Open Wooded Areas (IOWAs)

Q.28 Other heritage policies aims to protect spaces from inappropriate development whereas the IOWA policy protects the space from development full stop. Even a small number of spaces is important and shouldn't be discounted simply because there is not enough of them.

The A350 corridor

Q.29 Unable to comment on the sites in Shaftesbury, however in Blandford there is sufficient land available to meet the housing growth figures including facilities and services to accompany it, as well as employment land in the northern part of the town which would include improvements to the A350. This means that the A350 corridor is able to continue to be safeguarded.

Overall comments

It would be more accurate if paragraph 6.2.8 on page 31 of the SA read:

"The Cranborne Chase and West Wiltshire Downs AONB occupies those areas on the northern and **a large part of** the eastern side of the town..."

It has already been pointed out that the SA does not take into account existing pedestrian access for Site A.

The Scoping Report and its consultation has been removed from the Dorset for You website and therefore it is not clear how the comments from that consultation has been addressed into the SA. No response has been received to date from NDDC regarding the attached Appendix A. It is clear that there is no obvious assessment of the impact of strategies on the socioeconomic, environment baseline (SA Report para 2.2.3) and no assessment of cumulative effects of different growth strategies on social factors despite the NP examiner majoring on this with the B+ NP and required by the NPPF (SA report para 1.2.4).

The Issues and Options consultation paper appears to only follow the government targets for the number of dwellings to build with no regard to the need for building ambitious employment sites to attract younger people into the area or any other essential infrastructure needed. With the demographics showing a larger proportion of older people and an ageing workforce, these are probably not the people who will require affordable housing. Building the right houses in the right places is what also needs to be considered. The focus should be on increasing employment opportunities to attract more younger people to the area, then affordable housing will be very important. It is hoped that site allocation could be done through the

Neighbourhood Plan process if NDDC agrees to allow Blandford + to carry out this work.

Do you wish to be contacted about future consultations relating to the Local Plan Review?

Yes

No

Signature: _____ Date: _____

If submitting the form electronically, no signature is required.

When completed please send form to planningpolicy@north-dorset.gov.uk



BLANDFORD FORUM TOWN COUNCIL

Mr E Gerry
Planning Policy Team Leader
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
DT11 7LL

Your Ref:

Our Ref: TC16-17/NDDC

Date: 6th September 2016

Dear Mr Gerry

North Dorset Local Plan Review, Sustainability Appraisal Scoping Report

Further to your letter dated 27th July 2016 about the above, please see below the Town Council's comments.

The Sustainability Appraisal Scoping Report, under 1.4 on pages 7-8 explains how the Local Plan Review will proceed in light of the Inspector's comments, however the explanation appears to omit how the Local Plan Review will encourage and secure development and infrastructure required and how its approach to this work will reflect NDDC's Duty to Cooperate.

The document concentrates on environmental constraints, and omits community information or recognising the complete lack of infrastructure the district continues to suffer, in particular Blandford Forum which has been highlighted to NDDC by Blandford +.

Throughout the whole document there is a complete omission of Neighbourhood Plans and how they will be considered. Neighbourhood Plans are not even listed in the Links to other plans, programmes and objectives in Appendix A of the Report. This appears to indicate that anything planned in Neighbourhood Plans, or indeed those already adopted as part of the statutory development plan, will not be taken into consideration during the Local Plan Part 2 Review or Local Plan Review.

It is also unclear whether the scoping report is for the Local Plan Review or Local Plan Part 2. The document appears to indicate that NDDC are intending to complete both together.

A response to the above comments is welcomed.

I look forward to hearing from you.

Yours sincerely

[Redacted signature]

Mrs Leani Haim
Assistant Town Clerk

Twinned with Preetz, Germany



Town Clerk's Office

[Redacted contact information]



Twinned with Mortain, France



[Redacted contact information]