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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

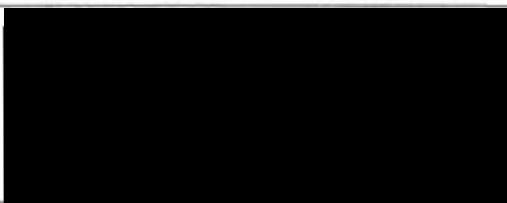
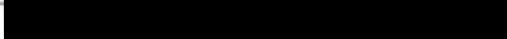
Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, DT1 1UZ

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	Mr	
First Name	Christopher	
Last Name	Clarke	
Job Title(<i>where</i>)		
Organisation (<i>where relevant</i>)	Dorset Gardens Trust	
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.

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.

**** Please see comments made on this issue at the end of this form.**

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.

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.

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.

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

The Trust notes that in the setting out of various constraints at the start of the I&O document, there is reference to the extent of the historic environment. There is reference here to 8 registered parks and gardens, and while the Trust is pleased to see this, but it can be taken further.

As you may know, the Trust had dialogue with those at the Blandford office of these sites, and also of the Dorset Trust's Local List of sites worth of recognition at the local rather than a national scale. This reference now appears to have been lost. All of these sites are contained in the Trust's Gazetteer of parks and gardens, and the West Dorset & Weymouth sites are now available on the 'Dorset For You' web-site as a background document to planning policy in the West Dorset and Weymouth context. Bearing in mind that you are now based in Dorchester as part of the emerging tri-council arrangements, it seems to the Trust now to be equally appropriate to the work now starting for North Dorset.

Paragraph 39 of the NPPG refers to the scope for planning authorities to compile local lists. Quite apart from being a background document for your LPR work, this document should also be part of the evidence base for any local heritage list that you compile in the future.

The question of Local Lists is also now directly pertinent to the LPR. There has been much said in recent time about the Crown Meadows site at Blandford, both in the context of the previous Local Plan, and also as part of the Blandford+ NP. In your analysis of sites at Blandford for future possible development, you again consider this site and conclude that it is unsuitable on grounds of impacts on biodiversity, the landscape, water quality and heritage assets, as well as flood risk. For heritage assets, please note that you can include the Local List site for Bryanston. This site was extended in August 2014 to include land on the north bank of the river Stour following further research on the relationship of this area to the greater Park. The Park, and this area, might well be a candidate for formal designation by English Heritage were it not for the fact that the central core of the Park has long been much degraded by the development of the School and its grounds. You have previously been sent a copy of this update for your copy of the Gazetteer: but I enclose a new copy with this comment.

We would welcome the opportunity to discuss this further with you

Yours faithfully, Christopher Clarke, for the Dorset Gardens Trust

Bryanston House (Updated 1 Aug 2014 Ver. 18c)

Address:	Bryanston, Blandford Forum, Dorset DT11 0PX		
District:	North Dorset District Council	Parish:	Blandford
Map Series:	Landranger	Map Sheet: 194	Grid Reference: 870 074 Area (ha): 182 ha
Site owner(s):	Bryanston School		
Designation:	Dorset Gardens Trust Local List		
Site designers:	James Wyatt, Norman Shaw		

Brief description of site

The site of Bryanston lies north and west of the town of Blandford Forum on land which falls gradually to the centrally running River Stour. West of the river are water meadows and St. Martin's Church marking the spot where the first two original houses once stood. North west of the Church, the land rises steeply and leads to the present house at the highest point. A drive from the south, running parallel to the area known as 'The Cliff', enters the estate via a gateway built by James Wyatt c1778 and runs to the north west front entrance of the house. Another drive leads from the former estate village of Durweston via a Middle Lodge. Below the south east façade are large descending terraces. The land both east and west of the river were laid out as parkland with the eastern side of the river developed as an 18th century Deer Park.

Brief history of site

Purchased by Sir William Portman in 1662 from the Rogers family who had been Lords of the Manor since the early 15th century. There have been three Bryanston houses, the first two close to the river where the Church now stands. The first house and extensive landscaped grounds were illustrated by L. Knyff and J. Kip in *Britannia Illustrata* (1707). However, scant evidence remains. The date of the first (Rogers) house is unknown but the second was built by James Wyatt in 1778 and the third, on an entirely new site by Norman Shaw in 1894 with formal terraces to the south east. . Despite the involvement of leading architects, there is no known connection with landscape designers. Current fashion seems to have been followed by the estate family initiative and much of the landscape remains despite the evolving activities of Bryanston School and the spread of housing and local authority schools to the east of the river. The Portman West Country estates were surrendered to the Crown between 1920 and 1948. Bryanston House and much of the land west of the river was bought by Bryanston School in 1927. Although the school have made many developments they have made a significant contribution to the upkeep of the grounds. The land east of the river has been retained by the Crown Estates and with private owners.

Significance

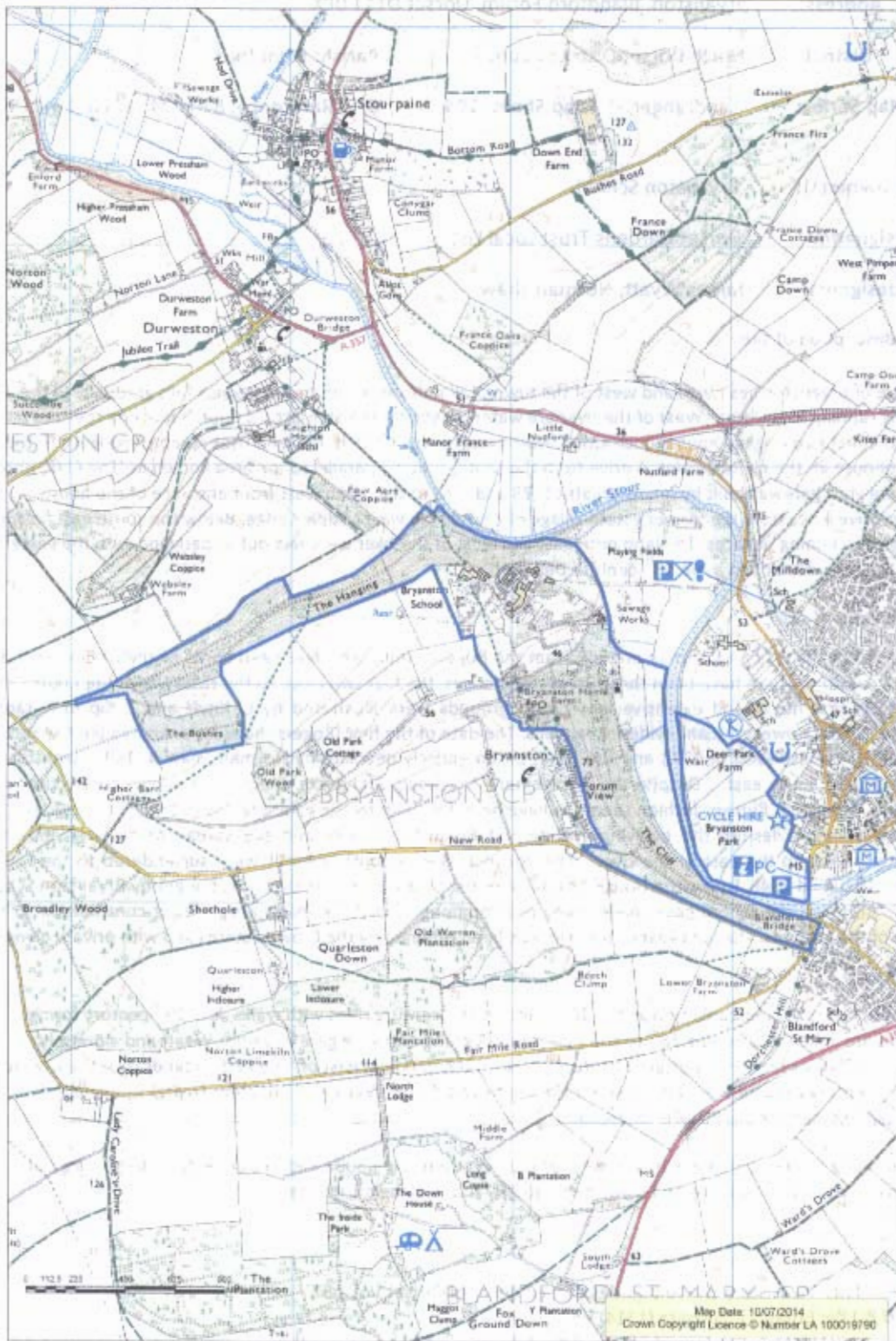
There are layers of landscaping since the 16th century. 18th century rides with walks, late 19th century formal gardens are linked to surviving 18th century parkland. A grand entrance gate by James Wyatt and a densely wooded cliff drive remain important historic features. The parkland east of 'The Cliff' extends over the river to the 18th century Deer Park with its listed Ha-Ha, reinforced during WWII with concrete facings remain an important element of this historic landscape.

The farmland to the north and east and west of the river up to the B3082 and to Durweston village is a good example of estate landscaping and contributes greatly to the value of the site.

Sources:

- John Hutchins *The History and Antiquities of the County of Dorset* Vol. p87
- L. Knyff & J Kip *Britannia Illustrata* (1714) Vol. I
- Timothy Mowl *Historic Gardens of Dorset* 2003 p 42 illus. p43
- Journal of Horticulture and Cottage Gardening* Vol. 38 pp79-80 1867
- Gardeners Chronicle* ii 1898 pp 429-30
- W. Watts *Seats* 1779, Pl. 83
- J P Neale *Views* Vol. 1 1818, *Gardeners' Magazine* Vol. 11, 1835, p333-4
- J.Beeverell *Les delices de la Grande Bretagne* v. 5, 1707

Byanston House, Blandford



Continue on a separate sheet if necessary

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

Yes

No

Signature: _____

If submitting the form electronically, no signature is required.

Date: 19 January 2018

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