

North Dorset Local Plan Review Issues & Options Consultation 27 November 2017 – 22 January 2018

Response Form:

Part A – Personal Details

MRS SYLVIA DOBIE



Part B – Representations

Joint response submitted by Gillingham Town Council and Gillingham Neighbourhood Plan Group.

Housing

- Q1. Subject to the results of the Annual Monitoring Review in January 2018 and consideration of housing supply in bordering local authorities, Gillingham Town Council considers that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset.

Employment

- Q2. Gillingham Town Council has no comment.
- Q3. Gillingham Town Council has no comment.

Spatial Strategy

- Q4. Gillingham Town Council considers that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge.
- Q5. Gillingham Town Council considers that the District Council should not consider implementing any other alternative spatial strategy through the LPR however, the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge.

Blandford (Forum and St Mary)

Q6. Q7. Q8. Gillingham Town Council has no comment.

Gillingham

Q9 **Area A** - Gillingham Town Council agrees with the recommendations detailed in the Issues and Options Consultation.

Area B - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation subject to the following:

- A buffer zone around the school to allow for expansion.
- Any development being in keeping with the Gillingham Royal Forest Project Proposals.
- Highway improvements.

Area C - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

Area D - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation subject to:

- Any development being in keeping with the Gillingham Royal Forest Project Proposals.
- Protection of the Gillingham Park Boundary Bank.
- Highway improvements, bearing in the mind the existing traffic flow problems south of the town.

Area E - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

Area F - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

Area G - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

Area H - Gillingham Town Council disagrees with the recommendation of the Issues and Options Consultation, as following consultation with the public as part of the Neighbourhood Plan process, it is evidenced that there is need / support for a sports area / an open gap / green space/ in this area.

Area I - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation, subject to the following:

- 400m buffer zone between Gillingham and the Milton-on-Stour Conservation Area.
- The retention of a green river corridor.
- A buffer zone between Pound Lane and Wyke Hall as detailed in the Gillingham Neighbourhood Plan.

Area J - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

Area K - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

Q10 The following additional issues relating to the areas of search should be considered as part of the assessment process:

- Impact on highway network throughout the town.
- Gillingham Royal Forest Project.
- Possible expansion of Gillingham School / School sports pitches.
- Impact on the railway station.

Q11 The following additional infrastructure requirements are likely to result from potential future development at Gillingham:

- A medical hub with the inclusion of beds and a minor injury unit.
- An Ambulance Station.
- The expansion of Gillingham School or an additional secondary school / college.
- Local centres / shops to serve larger developments.
- Community Hall / meeting place for local groups.
- Major upgrade of station, with adequate parking provision.
- Enhanced road links.
- Adequate parking on new developments
- Wider roads on new developments.
- Enhanced pedestrian and cycle routes.
- DCC are considering the relocation of the Shaftesbury household recycling centre to a larger site in Gillingham to enable the facility to manage increased quantities of waste, particularly driven by the expansion of Gillingham.

Shaftesbury

Q12. Q13. Q14. Gillingham Town Council has no comment.

Sturminster Newton

Q15. Q16. Q17. Gillingham Town Council has no comment.

Stalbridge

Q18. Q19. Q20. Gillingham Town Council has no comment.

The Villages

Q21. Gillingham Town Council agree with the District Council's proposed approach in relation to future development at the eighteen larger villages within the District.

Affordable Housing

Q22. Gillingham Town Council agree with the recommendation of the Issues and Options Consultation that Policy 9 is adjusted to allow more than nine dwellings at Rural Exception Sites where there is evidence of need, however, each application should be judged on its own merits.

Q23. Gillingham Town Council consider that exception sites for affordable housing should not be extended to towns.

Q24. Gillingham Town Council consider that the District Council should not continue with the existing policy approach due to the possible adjustment of Policy 9 which could increase the number of market housing in exception sites.

Self-Build and Custom-Build Housing

Q25. Gillingham Town Council agrees in principal with A, B, C and F but each application needs to be judged on its own merit and completion times need to be set as a condition of any planning approval. Gillingham Town Council does not agree with D and E.

Q26. When outline planning permission for sites expires self-builders should be offered plots/sites at rates below market value. Such a policy should aim to encourage developers to go to the next stage (Reserved Matters) and facilitate the building of at least some houses on land allocated for housing. Commencement and completion times need to be set as a condition of any planning approval.

Ensuring the Vitality and Viability of Town Centres

Q27. Gillingham Town Council has no comment.

Important Open or Wooded Areas (IOWAs)

Q28. Gillingham Town Council consider that IOWAs should remain.

The A350 Corridor

Q29. Gillingham Town Council 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.

Signature:  Date..... 11/01/18.

Town Clerk to:
Gillingham Town Council.