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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 form 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	Ian	
Last Name	Berry	
Job Title (where relevant)		
Organisation (where relevant)		
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 200px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 60px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 70px; height: 15px;"></div>	

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

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?

No

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

Yes

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?

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

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

There must be a recognition that villages do exist outside the 4 centres. The internet has made small businesses viable for smaller locations, and there should be funding available for such initiatives. Villages need employment opportunities – not necessarily large businesses but smaller ones to keep working people living in the locality. It seems that many people in the County do not accept that a long journey to work may be necessary. Those who do cannot take any public transport to a station i.e.. Gillingham, to work further afield because there is not any available

Blandford (Forum and St Mary)

6. Do you agree with the conclusions regarding the areas of search identified at Blandford?

Yes

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?

8. Yes

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

We need to be more dynamic in looking at housing etc. In Blandford itself. We have large car parks – particularly behind Morrisons and at Tesco, which could easily have flats/apartments built over the top to create a lot more appropriate housing and use this valuable space and not encroach on more “sensitive” sites.

9. 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.

Inevitably the infrastructure must be reviewed in the light of increasing road and commuter traffic. The current bypass is good but the roundabouts need left hand turning lanes to improve the traffic flow at key intersections.

Gillingham

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

Yes

11. 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

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

Sadly Gillingham has not seized the opportunity to properly develop the area around the station which is crying out for modernisation. A really exciting area could be created with businesses, shopping mall, businesses etc. to give the town a proper centre.

12. 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.

Unfortunately Gillingham is such a mass of disparate and ribbon development that little can be done to create a much more “towny” feel about the area.

Shaftesbury

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

Yes

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

No

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

15. 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

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

Yes

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

No

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

18. 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.

As for Blandford, the traffic needs must be considered and a bypass constructed to avoid the attractive town centre. Unless this is pursued, the whole palace will grind to a halt.

Stalbridge

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

Yes

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

No

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

21. 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

22. 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?

No

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

The Plan is lacking the fundamental section – a proper “impact” analysis. Nowhere is it clearly stated how the villages will be affected by this totally unacceptable proposal to just leave the villages to cope on their own while the money goes into the 4 centres. It was unrealistic to make Stalbridge the 5th centre, as the villages would feel even more isolated from their nearest centre – in most cases, not Stalbridge.

The impact on all villages will be considerable – lack of investment, no involvement in the activities in their nearest centre, no “joined up” approach to transport, schooling, health needs etc.

Affordable Housing

23. 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

24. 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

25. 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

Self-Build and Custom-Build Housing

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

Yes

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

Yes

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

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

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

No

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

Yes

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

Yes

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

No

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

Ensuring the Vitality and Viability of Town Centres

28. 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'?

No

Important Open or Wooded Areas (IOWAs)

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

No

The A350 Corridor

30. 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

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.

"This is not a good plan.

The idea of having 4 main centres for investment, housing etc. will drain all of the surrounding villages of much needed appropriate capital investment, and as has already been pointed out, will spell the end of vibrant and pleasant village life. Old people will have to move to one of the 4 centres because of very poor public transport and local facilities, releasing housing that younger people cannot afford - schools etc. will have to close together with the local shop, pub and church. Older people looking to move to a village will not go there because of the lack of facilities and will therefore look at one of the 4 centres - if they are still interested by that stage! There will be no attraction for small businesses as the potential workforce will be non-existent.

I previously pointed out these concerns to the Council, but inevitably they knew best and still proceeded on this "centre" approach. While it is sensible to remove Stalbridge as a 5th centre, it now means that the villages have no say what happens at all - they will have no clout in decisions made and will slowly become surplus to requirements.

I have suggested that the centre scheme will work on a bicycle wheel principle - each centre is the hub and the villages are "attached", having an equal say in funding, housing, transport etc. Villages will then feel part of the centre and decisions will encompass village, as well as centre, needs.

We live in a lovely part of the country, but must adopt change that is appropriate to ensure that we retain the distinctiveness and attractiveness of the area. Essential changes have to be made to the infrastructure to acknowledge the expanding housing and population. We need more business, including tourism, which will contribute financially to our needs. To that extent, the plan is not dynamic enough, particularly in the area of tourism, where I think we need a major re-think with a much wider brief – why did we not have pursue the idea of a heritage railway with Shillingstone Station as the natural centre? Good examples of how such a project can boost the local economy are the Swanage, West Somerset and East Somerset lines as well as the smaller ones.

Overall the consultation is a very good idea, and I do hope that people's comments will be properly considered – sadly I fear that the plan will go ahead in its current state, particularly the 4 centre approach, which I consider is not acceptable. I do wish that a proper summary (1 page only) of the 100 plus page report could have been made available to everybody (delivered) so that people would realise what is happening.

I have lived in London for 30 years, and then villages for the last 40 years, and I understand the needs of both types of conurbation. Certainly in North Dorset we have a great opportunity to accept change and use it to sustain and improve this lovely part of the country. I am afraid that I cannot understand this drive to effectively exclude villages from being considerably involved in the future of their communities.

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

Yes

Signature: _____

Date: 22nd January 2018 _____

If submitting the form electronically, no signature is required.

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