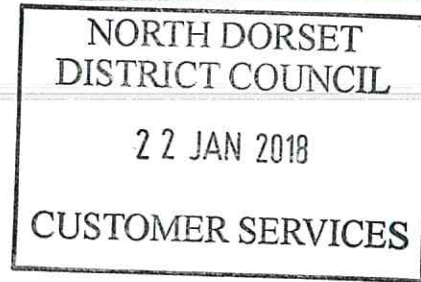


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**NORTH DORSET LOCAL PLAN REVIEW**  
**Issues and Options Consultation**  
**27 November 2017 to 22 January 2018**



## 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](mailto: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	MOORE	
Job Title(when relevant)		
Organisation (when relevant)		
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 figure of 366 should be Prefaced with the words, " AT LEAST ", as per the current Local Plan.

### 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.*

There are Brownfield Sites and Windfall Sites available in the Villages, which could come forward and should NOT be restricted by a Policy of only meeting "Local Needs". If they are suitable sites, they should be encouraged for Development. From Government advice set out in "Fixing our Broken Housing Market, February 2017". Please see Page 26, Clauses, 1.24, 1.29 and 1.30

### **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.*

It is now proposed to allocate a further 1620 additional Houses in the 4 main Towns, plus Stalbridge, until the position of those allocations are known, it is impossible to comment constructively on each of the main towns. With the removal of Stalbridge from the Villages, the totals for the 18 Villages will also have to be readdressed.

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.*

Until the New Totals of House Allocations have been decided it is impossible to say what Additional Infrastructure will be required in each of those areas.

### **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.*

It is now proposed to allocate a further 1620 additional Houses in the 4 main Towns, plus Stalbridge, until the position of those allocations are known, it is impossible to comment constructively on each of the main towns. With the removal of Stalbridge from the Villages, the totals for the 18 Villages will also have to be readdressed.

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.*

Until the New Totals of House Allocations have been decided it is impossible to say what Additional Infrastructure will be required in each of those areas.

### **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.*

It is now proposed to allocate a further 1620 additional Houses in the 4 main Towns, plus Stalbridge, until the position of those allocations are known, it is impossible to comment constructively on each of the main towns. With the removal of Stalbridge from the Villages, the totals for the 18 Villages will also have to be readdressed.

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.*

Until the New Totals of House Allocations have been decided it is impossible to say what Additional Infrastructure will be required in each of those areas.





**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.*

It is now proposed to allocate a further 1620 additional Houses in the 4 main Towns, plus Stalbridge, until the position of those allocations are known, it is impossible to comment constructively on each of the main towns. With the removal of Stalbridge from the Villages, the totals for the 18 Villages will also have to be readdressed.

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.*

Until the New Totals of House Allocations have been decided it is impossible to say what Additional Infrastructure will be required in each of those areas.

**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.*

It is now proposed to allocate a further 1620 additional Houses in the 4 main Towns, plus Stalbridge, until the position of those allocations are known, it is impossible to comment constructively on each of the main towns. With the removal of Stalbridge from the Villages, the totals for the 18 Villages will also have to be readdressed.



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.*

Until the New Totals of House Allocations have been decided it is impossible to say what Additional Infrastructure will be required in each of those areas.

### **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.*

Having removed the largest Village ( Stalbridge ) there must be a more consistent approach.

a) Have appropriate regard to National Policy Guidance.

b) Contribute to achievement of sustainable development.

c) Be in general conformity with Strategic Policies contained in the Development Plan.

### **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.*

Brownfield and Windfall Sites in the Towns and Villages.

### 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.

The North Dorset District Council should be aware, from the example of the First Neighbourhood Plan, that the Neighbourhood Plan Committees have the ability to Restrict Development in their Plan area, by Reducing/Confining the Settlement Boundaries and Restricting Development Sites by Local Green Space Allocations, Local Plan Policies must take PRECEDENT over Neighbourhood Plans, these should be used as guidance to the Local Plan Objectives.

Those Neighbourhood Plans that are already Made/Adopted, or already in Draft will become out of date, when the New Total of 366 Houses is Adopted, as they will not then be in conformity.

The Inspector at paragraph 1.7 of his report said " I consider that the Council has tipped the balance too far towards to the protection of the Countryside and has placed insufficient weight on supporting sustainable development in rural areas ". I believe the Council has to remove the Restriction of Local Need within the 18 remaining Villages to be consistent with National Planning Guidance.

The Results of the Strategic Housing and Employment Land Availability Assessment (SHELAA) must be used to guide the future Housing Land Availability Policy. The Sites put forward as available should each be assessed and the Proposed New Policy, written after those assessments have taken place. After all the Council called for all Sites to be proposed between September and October 2016 and it was anticipated that the Council's Review would be completed by the end of 2017. The Information has been collected and the Availability of these Sites may well influence New Allocations, now proposed.

PLEASE SEE REF No:- 2-46-0404





Comments on Specific Questions:-

Question No:- 28, Important Open or Wooded Areas ( IWOA's ):-

The IWOA's should NOT be simply Deleted without each single one First being Reviewed by the District's Councils Landscape Team. The Policy was previously Retained, with an undertaking to be Reviewed in Part 2 of the Local Plan. Deletion is NO Review.

Question No:- 29, The A350 Corridor:-

There is nothing to stop the District Council Reviewing the Identified and Safeguarded Routes, as to whether the Identified Routes are still in an appropriate position, or should be redesigned in light of Development Proposals. It is however important that the Council look to the future and don't delete the ability to undertake the Road Improvements if funds become available.

*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: \_\_\_\_\_

Date: 20-1-2018.

If submitting the form, please ensure it is signed.

When completed please send form to [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)



REF No- 2-46-0404



BOUNDARY FOR ILLUSTRATION ONLY

**1-4 ST. PATRICKS +**

CHURCH FIELD, SHILKINGSTONE,

