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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		
First Name		
Last Name		
Job Title( <i>where</i> )		
Organisation ( <i>where relevant</i> )	Stalbridge Town Council	
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.

Yellow = questions that the TC need to answer

Green = information from NDDC Local Planning Review

Blue = TC relevant comments and information

### **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?

The survey showed general support for more employment and commercial premises, eg light industrial, small workshops, retail.

Yes

No

### **Spatial Strategy**

The current spatial strategy seeks to focus growth at the District's four main towns (Blandford (Forum and St Mary), Gillingham, Shaftesbury, and Sturminster Newton). At this stage, NDDC does not intend to change the thrust of this spatial strategy through the LPR process.

However, it does wish to consider whether Stalbridge, the fifth largest settlement in the District, has the potential to accommodate a limited scale of growth rather than just growth to meet local needs. Given the size of Stalbridge, and the level of services and facilities it provides compared to the four main towns, especially Blandford, Gillingham and Shaftesbury, the Council considers that any potential growth at Stalbridge should be limited to reflect its size and role as a local service centre.

Allowing for some **limited growth at Stalbridge would provide the Council with a greater level of flexibility in terms of identifying sites that could meet the local housing need** in the District. It is also likely to have **advantages in terms of maintaining the vitality and viability of Stalbridge and ensuring the future sustainability of the town**. Furthermore, new development provides possibilities in terms of improving the existing infrastructure provision in the town. Nevertheless, **such potential benefits need to be weighed against possible disadvantages**. For example, in the **past housing development in the rural areas of the District significantly exceeded planned rates and in some cases had a negative impact on the character and appearance of settlements, yet did not always enable rural facilities to be retained or enhanced**.

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.*

4. The survey of potential sites showed a majority in favour of a housing figure between 20 – 125 dwellings.

**4. TCEM 26.10.2016 RESOLVED: It was proposed and agreed that Stalbridge Town Council is broadly in favour of future development in Stalbridge and wish to be fully engaged in the process.**

Stalbridge Town Council carried out a 6 week consultation during summer 2017 on potential proposed housing development sites in Stalbridge. 355 completed surveys (both on-line and paper) were received. This represents a 15.77% response from a total of 2,213 people on the Electoral Roll (ie over 18) plus 6 surveys returned from people under 18. 74% of replies were from residents in the age bracket 50+.

The **overall opinion was no development in Stalbridge**. Those who accepted that some development was necessary favoured **between 20-125 houses**, mainly starter homes/flats or 2/3 bedroom houses and **within the current development boundary**.

#### **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.*

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

Allowing for some **limited growth at Stalbridge would provide the Council with a greater level of flexibility in terms of identifying potential sites that could contribute towards meeting the local housing need figure (366 dwellings a year)** for the District which has been identified by the Government as part of 'Planning for the right homes in the right places: consultation' published September 2017. Chapter 3 (Housing) provides further information regarding the matter of housing need in the District.

Allowing for **some limited growth is also likely to have advantages in terms of maintaining the vitality and viability of Stalbridge and ensuring the future sustainability of the town.** Furthermore, new development provides possibilities in terms of improving the existing infrastructure provision in the town. Nevertheless, such **potential benefits need to be weighed against possible disadvantages.** For example, in the past housing development in the rural areas of the District significantly exceeded planned rates and in some cases had a **negative impact on the character and appearance of settlements, yet did not always enable rural facilities to be retained or enhanced.**

The Council is currently considering **three outline planning applications for large scale residential developments at Stalbridge.** These applications relate to sites off Lower Road, Barrow Hill and Thornhill Road. Whilst these proposals are outside the existing settlement boundary, and **Stalbridge is not a focus for growth in the LPP1,** the **Council will have to consider the applications in the context that the District does not currently have a five-year housing land supply.** If one or more of **the planning applications is granted planning permission then the Council will take this into account when deciding upon its approach to possible future development at Stalbridge as part of the Preferred Options Document.**

Area	Name	Issues	Possible development potential?
A	Land between A357 and Station Road	<b>Impacts on the landscape.</b> <b>Possible highways constraints relating to the capacity of the highway network</b> at Stalbridge.	?
B	Land between Station Road and Lower Road	<b>Impacts on biodiversity and the landscape.</b> <b>Possible highways constraints relating to the capacity of the highway network</b> at Stalbridge.	?
C	Land between Lower Road and Thornhill Road	<b>Impacts on the landscape.</b> <b>Possible highways constraints relating to the capacity of the highway network</b> at Stalbridge.	?
D	Land between Thornhill Road and Barrow Hill	<b>Impacts on biodiversity, the landscape and a heritage asset.</b> <b>Possible highways constraints relating to the capacity of the highway network</b> at Stalbridge.	?
E	Land between Barrow Hill and A357	<b>Impacts on the landscape and heritage assets.</b> <b>Possible highways constraints relating to the capacity of the highway network</b> at Stalbridge.	X

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

Yes

No

19. Are there any further issues (ie not those listed above) relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

TCM 14.12.16 Land to the west of Grosvenor Rd up to Wood Lane should not be developed as it is important to the towns setting and that development would have less visual impact if it was on the lower side of the Town to the south east.

There was further discussion regarding what areas would enhance Stalbridge if they were developed and the need for the provision of green space within any potential development, including the potential provision of sport / recreational facilities

*e answered 'Yes' please set out what you see as the further issues.*

*TCM 14.12.16 Land to the west of Grosvenor Rd up to Wood Lane should not be developed as it is important to the towns setting and that development would have less visual impact if it was on the lower side of the Town to the south east.*

*There was further discussion regarding what areas would enhance Stalbridge if they were developed and the need for the provision of green space within any potential development, including the potential provision of sport / recreational facilities*

*Are E is not identified in SHLA ? so why is included*

*TCM 14.12.16 There was general agreement reached by majority vote the TC would prefer to see any future development in Stalbridge located on the South east of the A357.*

Issue of drainage in the floodplain

Detriment to the countryside amenity

Indequcy of pedestrian access for the site

Consideration need to be given to the other major applications in adjacent villages and others along the A357 and the inadequacy of the highways infrastructure. (including cross border to Somerset)

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

With regards to infrastructure, the Council is updating the existing Infrastructure Delivery Plan as part of the LPR to ensure that infrastructure needs are identified. The Council considers that the grey, social and green infrastructure that would be required to support future growth at Stalbridge includes, amongst other things, the following:

- improvements to the highway network;
- the extension of the **North Dorset Trailway** towards both Sturminster Newton and Templecombe, which is located in Somerset;
- **pedestrian and cycle network infrastructure** including improved integration with the North Dorset Trailway, open spaces and community facilities;
- **public open space, play provision and new or enhanced sports/community facilities;**
- **health service provision in the town;** and
- **education facilities** including pre-school provision.

Under the duty to cooperate, as required by legislation and national planning policy, NDDC will liaise with South Somerset District Council regarding the infrastructure needs at Stalbridge and the wider area. This will include highways matters and the extension of the North Dorset Trailway.

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

TCEM 26.10.2016

Concerns were expressed as to whether the drainage and highways infrastructure was adequate to sustain major development, particularly at the narrow part of Ring Street and the junction at Post Office corner. Members were keen to have joined up thinking in terms of the provision of public services in the event of any development and the issue of school provision was discussed, along with the commercial viability of the High Street and whether there should be some sort of commerce / employment land incorporated in any housing development.

TCM 14.12.16

The need for the provision of green space within any potential development, including the potential provision of sport / recreational facilities. Whilst some members understood the need for development in terms of supporting the local economy, it was felt that that this needs to be supported by the appropriate infrastructure prior to development including adequate access and school place numbers and the need for joined up thinking between the planners and education Authority.

Survey results showed need for medical facilities, public transport and good mobile communications as important infrastructure requirements

Both health & education facilities are mentioned as likely infrastructure requirements. What Powers to the DC have to provide these services. Process to be put in place to ensure joined up thinking to achieve these objectives.

**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**

In terms of enabling a more flexible approach it is considered that two specific changes could be made to the existing policy context as set out in Policy 9 of LPP1. One of these changes would be to remove the requirement that the capacity of rural exception sites should allow for no more than nine dwellings in total. This would allow for potentially larger exception schemes to come forward in instances where it could be demonstrated that the local need exceeded that which could be met by the provision of nine dwellings.

The survey showed a small requirement for shared ownership housing or housing association rental properties in the next ten years



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

This relates to the existing policy approach which allows for a small number of market homes on a rural exception site, as part of a rural exception affordable housing scheme. This approach allows for cross-subsidy from market housing, and it is in conformity with national planning policy and guidance. However, in order to try and maximise the delivery of affordable housing in the District it is considered that a different policy approach could be taken which would not allow for the cross-subsidy of affordable housing from market housing. The existing policy approach reduces the likelihood of 100% affordable housing schemes being delivered.

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**

Plots for self-build housing could be a way to support small and local businesses in the building sector

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

It is now ten years since the 2008 Joint Retail Assessment was researched and so a new study has been commissioned, in conjunction with West Dorset and Weymouth & Portland Councils. This will provide up-to-date evidence in respect of retailing, commercial and leisure uses and town centres to inform the Local Plan Review and, where relevant, the preparation of neighbourhood plans. From this study the Council will have the following outputs as evidence to consider in devising local plan policy:

- the need/capacity for new retail, leisure and town centre floorspace/uses;
- the most appropriate mix of uses needed to enhance overall vitality and viability within the town centres;
- recommendations for locations for new uses, where appropriate;
- recommendations for the hierarchy and network of centres;
- recommended town centre boundaries, primary shopping areas and primary and secondary shopping frontages.
- recommended floorspace thresholds appropriate to North Dorset for impact assessments of proposals for retail, leisure and office development outside of town centres.

The **new retail and town centres study** will provide a range of evidence to be considered in terms of informing the Council's proposed approach. Prior to the completion of the study, one matter that the Council is considering is the role of Stalbridge. Currently the hierarchy and network of centres comprises the four main towns of Blandford Forum, Gillingham, Shaftesbury and Sturminster Newton. As outlined in Chapter 5 (Spatial Strategy), **the Council is considering whether to amend the spatial strategy to allow for some limited growth at Stalbridge beyond just meeting local needs. To reflect this potential new status, the Council also wishes consideration to be given to including Stalbridge in North Dorset's hierarchy and network of centres.** Given the size of Stalbridge town centre and its retail offer and range of services compared to the four main towns, the Council considers that its position in the hierarchy should be that of a **'local centre'**, i.e. **one level lower than a 'town centre'**.

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)**

In terms of the **IOWAs** that are located within the settlement boundaries of one of the four main towns, Stalbridge and the eighteen larger villages, **NDDC is in the process of surveying them to determine whether they continue to merit policy protection from development. Initial findings suggest that a significant number of these IOWAs are protected from development by other policies.**

14.14 For example, a number of the IOWAs are located within a conservation area or are situated within the setting of a listed building and therefore are afforded policy protection by Policy 5 (The Historic Environment) in LPP1, and other legislation, that aims to protect heritage assets from inappropriate development. In addition, some IOWAs are subject to a nature conservation designation and, therefore, Policy 4 (The Natural Environment) in LPP1 offers some protection against development. In instances where other **planning policies protect an area of land from development it is considered unlikely that it will be necessary to maintain the IOWA designation**

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.

Stalbridge Town Council carried out a 6 week consultation during summer 2017 on potential proposed housing development sites in Stalbridge. 355 completed surveys (both on-line and paper) were received. This represents a 15.77% response from a total of 2,213 people on the Electoral Roll (ie over 18) plus 6 surveys returned from people under 18. 74% of replies were from residents in the age bracket 50+.

The **overall opinion was no development in Stalbridge**. Those who accepted that some development was necessary favoured **between 20-125 houses**, mainly starter homes/flats or 2/3 bedroom houses and **within the current development boundary**.

In conjunction with town center viability & vitality please note there is just one public car par in Stalbridge which is full most days of the working week.

*separate sheet if necessary*

*Continue on a*

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

Yes

No

Signature: \_\_\_\_\_ Date: 25.01.18

*If submitting the form electronically, no signature is required.*

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