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Representation # _____	



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	Stephen	
Last Name	Joyce	
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

Given the current government policy and other possible forthcoming proposals, I think a housing figure of 400 dwellings would be more appropriate.

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.

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 the North West of Gillingham is considered as the prime development site for the area, then there must be a buffer zone between the site and the village of Milton on Stour, e.g. a row(s) of trees, to define the boundary of the development, so that Milton does not become an integral part of Gillingham itself. I am sure most people would not want this to happen, and so by having a defined boundary, this would allay any potential fears from the residents of Milton on Stour.

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

Transport network for the primary roads to the A303.

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

Land outside of the current settlement boundary.

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.

I must, as a Town Councillor, declare a pecuniary interest in this submission as some of the land to the North West of Gillingham is jointly owned by myself and my sister. I must stress, as I mentioned above, that I am submitting this as an Individual, and NOT as a Town Councillor.

The North West development site my sister and I think, is the number one prime site for development, and a "Natural Infill" to the existing development the North East due to its location. The map of Gillingham shows this, without doubt. However, if this area was allocated, their needs to be a defined boundary, such as a row(s) of trees, so that Milton on Stour does NOT become an integral part of Gillingham.

The development would have good transport links to the town, and easy road links to Wincanton, the A303, and beyond. This is of a great advantage to potential residents, as it lessens the impact on vehicles having to drive around Le Neubourg Way, or through the town to access the A303 etc unlike any additional development that could be envisaged to be at the southern end in one of your assessment areas for Gillingham. For that reason, there needs to be no more additional development at the Southern end of the town, other than what is planned, as this will cause additional congestion in, and around the town if people from the area wish to travel to the roads stated above

You will note that there has been 2 submissions by myself and my sister, via our agent, one as part of a much larger area, and the second for a much smaller development of 15 dwellings.

It is my hope that these submissions are looked on favourably with your department.

Yours sincerely

Stephen Joyce.

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: 21st January 2018.

If submitting the form electronically, no signature is required.

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

Fiona Ajram

From: S JOYCE [REDACTED]
Sent: 22 January 2018 14:26
To: PlanningPolicy NDDC
Subject: My response form
Attachments: 20171113_I_O_Consultation_Response_Form_-_FINAL_for_web (3).docx

Dear North Dorset Planning Dept

Please find attached my response form.

I am submitting this as an Individual, and not as a Town Councillor. I am declaring a pecuniary interest in this response, as my sister and myself are joint owners of some of land to the North West.

Please note, my sister and I, via our agent, are submitting two applications, one as part of a larger overall plan, and the second a small development of 15 houses.

We hope you will look favourably on these two submissions.

Yours sincerely

Stephen Joyce.