

Stinsford Parish Council

Parish Clerk: [REDACTED]

[REDACTED]

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[REDACTED]

Email: [REDACTED]

Date: 8 November 2018

Hilary Jordan
Corporate Manager – Planning (Communities and Policy Development)
West Dorset District Council
South Walks House
DORCHESTER
Dorset

Dear Ms Jordan

North Dorchester Garden Communities Bid

There is a great deal of justifiable local opposition to West Dorset District Council's current draft plans to build approximately 3,500 houses in our very small parish. As the proposed Local Plan stands, Stinsford Parish Council strongly objects to it.

There are many grounds for this objection, with the foremost being that the number of new dwellings is excessive and unnecessary: Dorchester does not need this number and appears to have been allocated too large a share of West Dorset's overall housing "need".

The Parish Council other objections mainly relate to

- the poor choice of site, with the opportunistic choice being led by landowners and developers rather than any form of objective and forward-thinking planning;
- insufficient finance for the full and proper development of this difficult site;
- insufficient control over the project's development;
- insufficient control over matching the type of housing to the needs of the area;
- insufficient attention as to how the development could be built to benefit the community that would live there and offer a real sense of place and enjoyment;
- insufficient attention to the impact of the development on the environment and sensitive settlements that surround it and how this could be mitigated or, indeed, turned to the advantage of all; and
- insufficient engagement with the local communities or offer to both current and future residents of a meaningful say in the proposal from design to delivery and beyond.

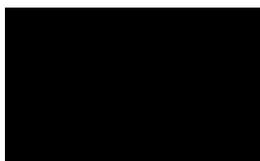
In our formal response to the consultation process for option DOR15 as set out in the recent preferred options consultation, our final paragraph read as follows:

There is no recognition in DOR15 of other development models, such as a Garden Village. ... There is a very strong argument to suggest that following this developer-led proposal is not the best recourse for Stinsford or Dorchester and that a different process is needed, one more akin to a Garden Village, where a trust takes control of development. The siting is a poor compromise between building an urban "extension" which will lack community and social facilities, and a new town or "Garden Village" which would bring social, environmental and aesthetic cohesion to the whole development.

Stinsford Parish Council's letter of support for the Garden Village approach follows the same lines:-

We object to the idea of 3,500 homes being built in the parish but, if the development is forced to go ahead, then the Garden Village Scheme should meet most if not all of our objections and, in this respect, we fully support West Dorset District Council in its application.

Yours sincerely

A large black rectangular redaction box covering the signature of the Clerk to Stinsford Parish Council.A smaller black rectangular redaction box covering the name of the Clerk to Stinsford Parish Council.

Clerk to Stinsford Parish Council