

**The New Plan for North Dorset
Consultation on Key Issues
Comments Form
29 October until 21 December 2012**



This response form is for your views on the North Dorset Draft New Plan Consultation on Key Issues.

WHERE CAN I FIND THE CONSULTATION DOCUMENT AND SUPPORTING DOCUMENTS?

- View a copy of the consultation documents here www.dorsetforyou.com/consultationkeyissues/north or by contacting your town/parish council or at your local library
- Download a comments form from our website, fill in your comments and e-mail a copy to planningpolicy@north-dorset.gov.uk
- Please post your completed form in the collection box at the exhibition or send it, by **21 December 2012**, to Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum DT11 7LL

If you are completing this form electronically feel free to expand the space given. If you are completing a paper copy feel free to attach separate comments but please state clearly the section and question your comments refer to. For help in completing this form, please see a member of the Planning Policy Team at an exhibition or call the Planning Policy Team on 01258 484201.

This form is divided into the following sections:

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Please note that all comments will be made available to the public after the consultation period.

Personal Details		Agent Details (if applicable)	
Title	Town Clerk Blandford Forum Town Council	Title	
First Name		First Name	
Last Name		Last Name	
Job Title*		Job Title	
Organisation	Blandford Forum Town Council, Blandford St Mary and Bryanston Parish Councils and DT11 Partnership Joint Response	Organisation	
Address	Town Clerk's Office, Church Lane, Blandford Forum	Address	
Postcode	DT11 7AD	Postcode	
Telephone	01258 454500	Telephone	
E-mail	admin@blandfor dforum- tc.gov.uk	E-mail	

Please find attached confirmation of resolutions from all parishes.

** For Personal Details only enter job title if responding on behalf of a group or organisation*

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Spatial Approach to Growth			
		Yes/No	Comment
1	Do you agree that Sturminster Newton should be identified as a 'main town' alongside Blandford, Gillingham and Shaftesbury?	<input type="checkbox"/> Yes	
2	Do you agree that the Council should concentrate the vast majority of housing growth at the District's four 'main towns', with specific sites (except the SSA at Gillingham) being taken forward primarily through a Site Allocations DPD?	<input type="checkbox"/> Yes	But it is not considered that there is enough space to contain such growth within the Blandford by-pass, therefore currently the Site Allocation DPD does not reflect appropriate growth for the area.
		Yes/No	Comment
3	Do you agree that in Stalbridge and the villages the focus should be on meeting local (rather than strategic) needs, which will be delivered primarily through neighbourhood planning?	<input type="checkbox"/> Yes	
4	Do you agree that communities in Stalbridge and all villages should have the option to 'opt in' to the Council's Site Allocations DPD as an alternative to meeting local needs through neighbourhood planning?	<input type="checkbox"/> Yes	

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Provision of Housing		
	Yes/No	Comment
5	Do you agree that the Council should set a revised District-wide housing provision figure of 4,200 homes for the period from 2011 to 2026?	It was agreed that the number is appropriate, however pressures may make this figure unrealistic in the near future. If larger sites are considered, a phase by phase building option could be considered, should the need for further growth arise before the end of the plan period.
6	Do you agree with the proposed revised distribution of housing development in the District from 2011 to 2026?	Please apply answer to question number 5.
Provision of Employment Land		
	Yes/No	Comment
7	Do you agree there is no need to identify further employment sites in North Dorset in addition to those that are already allocated or have planning permission?	It is considered that there is a desperate need to identify employment sites and that this needs to be under constant review, not just reviewed every new plan period.
	Yes/No	Comment
8	Do you agree that the Council should allow employment generating uses other than Classes B1, B2 and B8 on employment sites? If so, what uses do you think the Council should permit?	There should be no restrictions on the type of employment generating other uses on employment sites. There should be the opportunity to widen the scope to allow whatever employment interest is shown in the site to be considered, even if this interest is to propose a retail use. It is considered that a site by site basis dynamic assessment would be appropriate.

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Housing Density, Infilling and Residential Gardens			
		Yes/No	Comment
9	Do you agree that the Council should not set a density standard for housing development at the District level?		Housing standards should not slavishly adhere to minimum standards in respect of quality, adequate off street parking and communication facilities (High speed broadband etc.) including transport to facilitate the increasing numbers of home business. It is considered that minimum standards set at district level or higher, are not very high and should be set, however the local Neighbourhood Plan should deal with density on a site by site basis, taking into account the local surroundings.
10	Do you agree that, at the District level, the Council should develop a criteria-based approach to encourage more sensitive infilling (including the development of residential gardens)?	<input type="checkbox"/> Yes	Providing that it meets realistic density limits.
11	Do you agree that, at the local level, the Council should encourage local communities to develop more detailed policies relating to infilling based on more detailed local assessments of character?	<input type="checkbox"/> Yes	

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Affordable Housing		
		Comment
12	What tenure split should be the starting point for negotiations for the provision of affordable housing on individual sites, having regard to the introduction of the new Affordable Rent product?	It is considered that the starting point should be considered at District level, however any development needs a contribution to affordable housing within North Dorset. Contributions should be site specific and every new dwelling should carry a levy.
13	Should draft Core Policy 9 be amended to offer developers the opportunity to involve a valuer (agreed by the Council) with a view to reaching an agreed negotiated position on viability in relation to the provision of affordable housing?	<input type="checkbox"/> Yes
14	In appropriate circumstances, should the Council seek off-site financial contributions towards the cost of affordable housing based on realistic assessments of the cost of delivering affordable homes?	<input type="checkbox"/> Yes However the preference remains that affordable housing should be provided on site mixed with market housing.
Affordable Housing Rural Exception Schemes		
		Yes/No Comment
15	Do you agree that an element of market housing should be permitted on rural exception affordable housing sites?	<input type="checkbox"/> Yes It is considered that there should always be a market and affordable housing mix.
16	Do you agree with the criteria the Council intends to apply to the market element on any rural exception affordable housing site? Section 8 paragraph 8.10	<input type="checkbox"/> Yes

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**Grey, Social and Green Infrastructure
 Questions 17 to 19: Seek views on the draft Infrastructure Delivery Plan
 Background Paper**

		Yes/No	Comment
17	Do you agree with the level of significance assigned to different types of infrastructure, as set out in Appendix A of the draft IDP Background Paper?	<input type="checkbox"/> Yes	
		Yes/No	Comment
18	Is the information relating to the specific projects identified in Appendix B of the draft IDP Background Paper correct? In particular, do you agree with the significance assigned to individual projects (i.e. critical, essential, necessary or desirable) and do you have any comments on the information relating to funding, phasing and the lead delivery agencies identified?		The unrealistic amount set against the extension Archbishop Wake School is queried and whether an extension to Milldown Primary School is planned. A new surgery to the north of the town is critical rather than an essential extension of the existing surgery at White Cliff Mill Street.
19	Are there any new or additional projects (that are needed to support growth) that should be included in Appendix B of the draft IDP Background Paper?	<input type="checkbox"/> Yes	Improvements to all Emergency Services, a means of crossing at the Hill Top Roundabout, a dedicated office for social workers in Blandford Forum and a pedestrian bridge from Bryanston to Blandford Forum should also be included in Appendix B of the draft IDP Background Paper.

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Blandford		
	Yes/No	Comment
20		All parishes agreed that there should be no development on this site and queries the wording used in this question.
21		It was considered that development is not appropriate on this site, however that all of the land should be designated as public open space with a footbridge over the River Stour with no development and queries the wording used in this question
Gillingham		
	Yes/No	Comment
22		No Comment

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Stalbridge, the Villages and the Countryside			
		Yes/No	Comment
23	Do you agree that an overall housing provision figure should not be set for Stalbridge, the villages and the countryside? ¹		It is considered that a minimum number of housing should be identified at District level, and that local neighbourhood plan policy should define where the provision should go.
24	Do you agree that the future development needs of Stalbridge and all villages should be met primarily through neighbourhood planning?	<input type="checkbox"/> Yes	And the same principle should be applied to the main towns.
25	Do you agree that countryside policy (i.e. a policy of restraint) should be applied to Stalbridge and all villages prior to, or in the absence of, the production of neighbourhood plans?	<input type="checkbox"/> Yes	And the same principle should be applied to the main towns.
26	In the event that countryside policy is applied to Stalbridge and all villages do you agree that the policy should be amended to permit essential community facilities within or adjoining Stalbridge and all the villages?	<input type="checkbox"/> Yes	And the same principle should be applied to the main towns.

¹ It should be noted that the revised Core Strategy will include an estimate of the number of homes that will be delivered from completions since April 2011 and on sites which currently have planning permission

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Development Management (DM) Policies		
		Yes/No Comment
27	Do you agree that DM Policy 4: Amenity should be updated to deal with the issue of noise?	<input type="checkbox"/> Yes
		Yes/No Comment
28	Do you agree that a new DM policy relating to occupational dwellings in the countryside (and applying functional and financial tests) should be included in the Core Strategy?	<input type="checkbox"/> Yes
Please make any comments on the text relating to Shaftesbury here		
Comment		
No Comment		
Please make any comments on the text relating to Sturminster Newton here		
Comment		
No Comment		

What happens next?

Having undertaken the ‘targeted’ consultation on the key issues, the Council will prepare the revised Core Strategy for submission to the Secretary of State, having regard to the responses received.

The ‘submitted’ revised Core Strategy will be subject to further consultation. It will go forward to examination by a Planning Inspector, who will produce a report setting out a number of recommendations to the Council. Having considered the Inspector’s recommendations, the Council will then adopt the Core Strategy.

Thank you for taking part in this consultation. To keep track of progress please keep looking at our website www.dorsetforyou.com/planning/north-dorset/planning-policy for updates.

For Office Use only:	
Date	
Ack	
Ref #	