

# **LOCAL DEVELOPMENT FRAMEWORK**

## **Shaping the future of North Dorset**

### **Report on First Draft Aims and Objectives for the Core Strategy, July 2005**

**15th August 2005**

# **Report on First Draft Aims and Objectives for the Core Strategy: July 2005**

## **Background**

North Dorset District Council has now begun work on the Local Development Framework that will eventually replace the Local Plan as part of the statutory development plan for the District. The Core Strategy is the document to which all the more detailed policy documents that follow will have to conform. It is therefore an essential part of the overall framework. The Core Strategy itself will also have to conform with national and regional planning guidance and take on board the issues arising from Community Plans and strategies.

An essential component of the Core Strategy will be an agreed vision and objectives that will direct the strategy of the plan and the policies. The vision and objectives will depend to some extent on what issues the Plan needs to address. These have been established with community involvement through a series of Focus Group meetings held in July. (See Report on Focus Group Meetings July 2005) Issues raised through the Community Planning process were also included in this process.

## **Developing the Vision and Objectives**

Alongside the output from the Focus Group meetings the Core Strategy must take account of relevant national and regional guidance. The main elements of this guidance have been drawn together for ease of reference. (See Appendix 1.)

For instance Planning Policy Guidance Note 3 (Housing) sets out guidance on density of development and the government's preferred approach to develop brownfield land before releasing greenfield sites which will influence the approach to the release of land for housing.

The issues raised from both the Focus Group meetings and national/regional guidance were summarised as a set of planning objectives. (See Appendix 2).

These objectives were then grouped under a series of broad aims which drew together related elements of the different topics. (See Appendix 3).

These initial draft aims and objectives and the background material were discussed at a special consultative meeting of the Planning Policy Panel on 27<sup>th</sup> July, attended by 45 community representatives. (See Appendix 4 for list of attendees.)

At this meeting the background to the exercise was explained and participants were then asked to work in small groups and identify what they liked / disliked and how they would amend both the aims and objectives. It was explained

that they were a first draft and that they would be further refined as the consultation process proceeded.

The results of this exercise can be seen in the Report on the Consultative Meeting on 27<sup>th</sup> July by Lynn Wetenhall Associates who facilitated the evening.

### **Next Steps**

The next stage of the process will be to further refine the aims and objectives ensuring that they relate specifically to North Dorset and provide something against which progress can be measured. A further report will be presented to the Planning Policy Panel on 3<sup>rd</sup> October 2005 and will be made available on the website and to consultees at that time.

## APPENDIX 1

### NATIONAL / REGIONAL GUIDANCE

#### HOUSING

- **PPS1:** LAs should facilitate and promote sustainable and inclusive forms of development and ensure that it contributes to safe, sustainable communities with good access to jobs and key services.
- **PPG3:** LAs should adopt a sequential approach and make best use of land (**densities of minimum 30 dwellings per hectare**).
- LAs should develop mixed and balanced communities;
- LAs should aim to offer everyone the opportunity of a decent home;
- In rural areas, LAs should make sufficient land available within or adjacent to villages to meet the needs of local people (including gypsies and travellers.)
- development in open countryside should be **strictly controlled**;
- LAs should undertake Housing Needs Assessments / Housing Market area analysis;
- **PPS12:** LDFs should meet the levels of housing set out in the Regional Spatial Strategy and focus development on towns.

## ENVIRONMENT

- **PPS 1: Delivering Sustainable Development** - taking into account economic, social and **environmental** objectives
- Protect and enhance natural and historic environment - **must be based on robust, up to date information (also PPS 15)**
- Promote high quality development which ensures access for everyone
- Take account of environmental issues such as climate change, air quality and pollution, land pollution, groundwater pollution, noise and light pollution, flood risk (**see also PPS 23 & 25**)
- Use resources efficiently - encourage rather than restrict use of renewable resources, promote sustainable construction and energy efficient buildings
- Manage waste to protect environment and human health (**see also PPS 10**)
- **PPS 7: Sustainable Development in Rural Areas** - to raise quality of life and the environment in rural areas
- Continued protection of the open countryside balanced with need to support rural economies and provide for sensitive exploitation of renewable energy resources.
- **PPG 9: Nature Conservation** : guidance on conserving the natural environment
- **Local Bio diversity Action Plan** : detail at local level
- **PPS 12: Local Development Frameworks:** includes requirement for strategic environmental assessment and sustainability appraisal

- **PPS 22: Renewable Energy:** Development of renewable energy (alongside improvements in energy efficiency) to cut UK carbon dioxide emissions to meet government targets
- Policies to **promote and encourage** rather than restrict development - robust, soundly based arguments required to justify any constraints.
- Wider economic and environmental considerations a material consideration
- Recognises the valuable contribution of small scale projects
- Can include policies on requirement for new developments to **include %age of renewable energy on site** (eg solar panels).
- **Dorset Renewable Energy Strategy** includes **County targets** likely to be required as part of Regional Spatial Strategy.

## **ECONOMY**

- **PPS1:** LAs should recognise the wider regional/national benefits of economic development and consider these against any adverse local impacts;
- Ensure suitable locations are available so that the economy can prosper;
- Recognise that all local economies are subject to change and be sensitive to the implications for development and growth;
- Actively promote good quality, sustainable development;
- Ensure adequate infrastructure (including affordable homes) are available in order to reduce the need to travel;

- Identify opportunities for future investment to deliver economic objectives.
- **PPS 6: (Town Centres)** LAs should actively plan for growth and manage change in town centres by:
- Promoting and developing a new specialist role and encouraging specific uses in some centres;
- Making efficient use of land in existing centre – using the “sequential approach”.

## **LIVING**

- **PPS1:** Plans should contain clear, comprehensive and inclusive access policies to breakdown barriers and exclusions. Policies should seek to reduce social inequalities and promote communities which are inclusive.
- Policies should address accessibility in terms of location and physical access.
- Policies should deliver safe, healthy and attractive places to live. Planning should seek to maintain and improve the local environment.
- Policies should support the promotion of health and well being by making provision for physical activity. Need positive policies on the provision of open space.
- **PPG17:** Open spaces and facilities can bring people and communities together.
- Open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illness.

## TRAVELLING

- **PPS1:** Policies should encourage patterns of development which reduce the need to travel or reduce the impact of moving freight.
- Policies should encourage accessible public transport provision.
- Planning should facilitate and promote sustainable patterns of urban and rural development.
- Development should create safe and accessible environments.
- **PPG13:** A key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling. In rural areas these should be located at the most accessible locations in the area. Planning policies should be used to continue to resist dispersal pressures.
- Local authorities should actively manage the pattern of urban growth to make the fullest use of public transport.
- Parking policies should not require developers to provide more spaces than they themselves wish. At the same time, good quality cycle parking should be increased.
- New residential areas should be designed to encourage low traffic speeds. In established residential areas, there needs to be creative use of traffic management tools to allow traffic calming.
- Local authorities should negotiate for improvements to public transport as part of development proposals.
- **PPG3:** Parking policies should not be expressed as minimum standards. Parking standards should allow for significantly lower levels of off street parking provision, particularly in town centres.



## APPENDIX 2

# Draft Objectives Taken from Community Plans, Focus Groups and National/Regional Guidance

### HOUSING / STRATEGY

**HS 1** To promote more sustainable forms of building

**HS2** To secure the infrastructure required to enable a sustainable community to develop

**HS3** To promote development of previously developed (brownfield) land and make best use of land available.

**HS4** To consider specific housing needs of all different sectors of the community

**HS5** To consider the amount and type of affordable housing required and means of provision

**HS6** To consider the location of development and the needs of rural areas

**HS7** To understand the housing market and local needs (including those of gypsies and travelers) and plan to meet these needs.

**HS8** To provide for sufficient housing to meet the needs of the area.

## **ENVIRONMENT**

- ENV1** To locate development in ways to minimise impact on environment (ie protect air quality / night skies / floodplains / minimise loss of greenfields / minimise car parking / avoid pollution etc).
- ENV2** To conserve/enhance historic environment (urban and rural).
- ENV3** To protect / enhance distinctive landscapes.
- ENV4** To protect / enhance biodiversity.
- ENV5** To plan to help meet Dorset renewable energy targets.
- ENV6** To encourage sustainable forms of development (low energy use, recycled water etc.)
- ENV7** To minimise waste.
- ENV8** To ensure good design to create well mixed and integrated developments.

## **ECONOMY/SHOPPING/TOWN CENTRES**

- EC1** To encourage the development of high quality tourism focussing on “hidden Dorset”.
- EC2** To support/enable business training opportunities.
- EC3** To encourage the development of more high skilled jobs
- EC4** To provide suitable land and associated facilities for new/expanding business in sustainable locations.

**EC5** To ensure business development is balanced with affordable housing and other infrastructure.

**EC6** To encourage the development of market towns with “niche” markets (not clone towns).

**EC7** To realise the opportunities the area has to offer and make the most of them (eg Olympics 2012).

**EC8** To provide adequate parking to serve the needs of the towns (eg visitors, shoppers, employees, disabled.)

## **LIVING**

**LIV1** To foster the development of inclusive communities

**LIV2** To provide for life long learning facilities

**LIV3** To plan for safe and attractive environments

**LIV4** To provide adequate facilities for amenity/recreation needs of all ages.

**LIV5** To provide for multi-purpose facilities

**LIV6** To provide for adequate health / care facilities.

## **TRAVELLING**

**TR1** To locate development in ways to minimise need to travel by private car.

**TR2** To promote strategic routes to improve accessibility.

**TR3** To consider alternative forms of public transport / green travel plans etc

**TR4** To encourage developer funding of public transport facilities.

**TR5** To promote traffic calming / safe environment within developments.

**TR6** To provide minimal levels of car parking where alternative transport available.

## APPENDIX 3

### FROM LOCAL OBJECTIVES TO STRATEGIC AIMS - FIRST DRAFT FOR DISCUSSION

STRATEGIC AIMS	OBJECTIVES REFERENCED FROM COMMUNITY PLANS, FOCUS GROUPS AND NATIONAL/REGIONAL GUIDANCE.
<b>SUSTAINABLE DEVELOPMENT</b>	
1a To create sustainable patterns of development	<ul style="list-style-type: none"> <li>• <b>HS8</b> To provide for sufficient housing to meet the needs of the area.</li> <li>• <b>HS6</b> To consider the location of development and the needs of rural areas.</li> <li>• <b>TR1</b> To locate development in ways to minimise the need to travel by private car.</li> <li>• <b>HS3</b> To promote development of previously developed (brownfield) land and make best use of available land (ie higher densities than in the past.)</li> </ul>
1b To secure / provide the necessary infrastructure (eg housing/ transport/ education/ recreation / health facilities) to support a more sustainable economy and make economic and social opportunities accessible to all residents.	<ul style="list-style-type: none"> <li>• <b>HS2</b> To secure the infrastructure required to enable a sustainable community to develop.</li> <li>• <b>HS5</b> To consider the amount and type of affordable housing required and means of provision.</li> <li>• <b>EC5</b> To ensure business development is balanced with affordable housing and other infrastructure.</li> <li>• <b>TR3</b> To consider alternative forms of public transport (eg community transport) / green travel plans etc.</li> </ul>

<p>1c To encourage the use of renewable forms of energy and sustainable construction methods and minimise waste.</p>	<ul style="list-style-type: none"> <li>• <b>ENV5</b> To plan to help meet Dorset renewable energy targets</li> <li>• <b>ENV6</b> To encourage sustainable forms of development (low energy use etc.)</li> <li>• <b>ENV7</b> To minimise waste.</li> <li>• <b>HS1</b> To use more sustainable forms of building</li> <li>• <b>LIV5</b> To provide for multi-purpose facilities</li> </ul>
<p>1d To protect floodplains and other sensitive areas from development and avoid pollution.</p>	<ul style="list-style-type: none"> <li>• <b>ENV1</b> To locate development in ways to minimise impact on the environment (ie protect air quality, night skies, floodplains, minimise loss of greenfields, minimise car parking, avoid pollution.)</li> </ul>
<p><b>RESPECT INDIVIDUALITY OF SETTLEMENTS</b></p>	
<p>2a To support development that respects the history and character of individual settlements.</p>	<ul style="list-style-type: none"> <li>• <b>ENV2</b> To conserve/enhance the historic environment (urban and rural)</li> <li>• <b>EC 6</b> To encourage the development of market towns with “niche” markets (not clone towns.)</li> <li>• <b>TR6</b> To provide minimal levels of car parking where alternative forms of transport are available.</li> <li>• <b>EC8</b> To provide adequate parking to serve the needs of the towns (eg visitors, shoppers, employees, disabled.)</li> </ul>
<p><b>ENVIRONMENTAL CONSERVATION</b></p>	
<p>3a To ensure the conservation and enhancement of North Dorset’s diverse and distinctive natural, historic, architectural and landscape quality, particularly areas of national or international significance.</p>	<ul style="list-style-type: none"> <li>• <b>ENV3</b> To protect/enhance distinctive landscapes</li> <li>• <b>ENV4</b> To protect / enhance biodiversity.</li> <li>• <b>ENV8</b> To ensure good design to create well mixed and integrated developments.</li> </ul>

<b>ECONOMIC GROWTH</b>	
4a To encourage the growth of new businesses and retention and growth of existing businesses that will contribute to a higher skilled economy	<ul style="list-style-type: none"> <li>• <b>TR2</b> To promote strategic routes (road and rail) to improve accessibility.</li> <li>• <b>EC3</b> To encourage the development of more high skilled jobs.</li> <li>• <b>EC4</b> To provide suitable land and associated facilities for new/expanding businesses in sustainable locations.</li> </ul>
4b To promote the sustainable local production of high quality produce and to increase its consumption locally.	<ul style="list-style-type: none"> <li>• <b>EC6</b> To encourage the development of market towns with “niche” markets (not clone towns)</li> </ul>
4c To support the promotion of tourism that is economically and environmentally sustainable.	<ul style="list-style-type: none"> <li>• <b>EC1</b> To encourage the development of high quality tourism focussing on “hidden Dorset”</li> <li>• <b>EC7</b> To realise the opportunities the area has to offer and make the most of them. (eg Olympics 2012.)</li> </ul>
<b>MEETING HOUSING NEEDS</b>	
5a To provide a mixture of housing which strengthens local distinctiveness, meets local needs and is in sufficient quantities and suitable locations to support the development of strong, sustainable local communities.	<ul style="list-style-type: none"> <li>• <b>HS7</b> To understand the housing market and local housing needs (incl. gypsies and travellers) and plan to meet these needs.</li> <li>• <b>HS5</b> To consider the amount and type of affordable housing required and means of provision.</li> <li>• <b>HS4</b> To consider specific housing needs of <u>all</u> different sectors of the community.</li> </ul>

<b>LIFE LONG LEARNING</b>	
6a To support access by all to opportunities for lifelong learning and development of skills that are valued by the community and employers, will contribute to a high skill economy and will help individuals to achieve their full potential.	<ul style="list-style-type: none"> <li>• <b>LIV2</b> To provide for life long learning facilities.</li> <li>• <b>EC2</b> To support/enable business training opportunities.</li> </ul>
<b>INCLUSIVE COMMUNITIES</b>	
7a To enable the forging of strong, inclusive and safe communities	<ul style="list-style-type: none"> <li>• <b>LIV1</b> To foster the development of inclusive communities.</li> <li>• <b>LIV3</b> To plan for safe and attractive environments.</li> <li>• <b>TR5</b> To promote traffic calming/ safe environments within development.</li> </ul>
7b To reduce social exclusion by encouraging the provision and maintenance and improved access to, housing, well paid employment, community health, leisure and cultural facilities.	<ul style="list-style-type: none"> <li>• <b>LIV4</b> To provide adequate facilities for amenity/recreation needs for all ages.</li> <li>• <b>LIV5</b> To provide for multi-purpose facilities.</li> <li>• <b>LIV6</b> To provide adequate health/care facilities.</li> <li>• <b>TR4</b> To encourage developer funding of public transport facilities.</li> </ul>



## **APPENDIX 4**

### **SPECIAL CONSULTATIVE MEETING OF THE PLANNING POLICY PANEL** **– 27<sup>TH</sup> JULY 2005**

#### **LIST OF ATTENDEES**

##### **North Dorset Planning Policy Panel**

Peter Webb Chairman  
Frank Spencer  
Sue Hunt  
Colin Kay  
David Milsted  
Geoff Miller  
Bill Batty Smith

##### **Other NDDC members**

Cora Bone  
Sheila Chapman  
John Tory  
Della Jones  
Michael Cox  
David Adami  
Gordon Hine  
Ian Stewart

Steven Hill	Senior management Team NDDC
Janet Rees	Senior Management Team NDDC
Sue Bennet	Campaign to Protect Rural England
David Whitehead	Dorset Strategic Partnership
Lester Dibben	Dorset Assn of Parish and Town Councils
Malcolm Venn	Gillingham Town Council
Andrew Fox	Gillingham Town Council
Vanessa Cockerill	Gillingham Town Council
Anne Beckley	Gillingham Town Council
Richard Bagnall	Representative of Developer Agents
Alan Walton	Shaftesbury Task Force
Gerry Chapman	Blandford Town Council
Richard Stewart – Hanney,	Blandford Town Council
Francis Shaxson	DT11 (Community Partnership for Blandford and hinterland)
Simon Curtis	DT11
Maria Timperley	DT11

Adrian Goodhand	DT11
Debbie Beale	DT11
Christina Stone	DT11
Jackie Suffolk	DT11
Mike Griffin	DT11
J Pestell	Shaftesbury Town Council
P H Rodes	Sturminster Newton Town Council
Peter Boxer	Stur Quest (Community Partnership for Sturminster Newton and Hinterland.)
Pat Johnstone	Stur Quest
Jackie Upton	Stur Quest
David Webb	Three Rivers Partnership (Community Partnership for Gillingham and Hinterland.)
Mark Hebditch	Three Rivers Partnership
Simon Firbank	Bourton PC
Ted Horton	Okeford Fitzpaine PC