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1.0 **INTRODUCTION**

1.1 This objection to the Bourton Neighbourhood Plan is submitted on behalf of Hall & Woodhouse Ltd. Hall & Woodhouse own land accessed off Old Pound Court at Bourton, which is currently shown outside the settlement boundary for Bourton. A plan of the site is attached at Appendix 1.

1.2 The National Planning Practice Guidance is clear that only a draft neighbourhood plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions which relate to neighbourhood plans (and in so far as they are relevant to this objection) are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority.

(The fourth basic condition is not the subject of this objection, namely a requirement to be compatible with European Union law and human rights obligations).

1.3 It is argued that the draft Neighbourhood Plan fails to meet these basic conditions. Section 2 will set out the concerns with the Neighbourhood Plan as drafted taking into account the evidence base available, and also extends to include a critique of the Bourton Neighbourhood Plan: Strategic environmental assessment (AECOM May 2016). Sections 3, 4 and 5 will address the reasons why it is argued that the Neighbourhood Plan therefore does not meet the basic conditions tests set out above. Suggested Modifications to the Neighbourhood Plan to address the submitted objections are set out in Section 6 with conclusions drawn in Section 7.

1.4 This planning statement which sets out in detail the objections to the Neighbourhood Plan supports the completed response forms under the Regulation 16 Consultation in respect of:

- The Neighbourhood Plan Submission Draft Section 3 (The Vision)
- The Neighbourhood Plan Submission Draft Section 6 (Development in Bourton)
- Neighbourhood Area Map
- Basic Conditions Statement
- Strategic Environment Assessment

2.0 THE NEIGHBOURHOOD PLAN: A CRITIQUE

DRAFT BOURTON NEIGHBOURHOOD PLAN

2.1 Section 3.2 of the draft Bourton Neighbourhood Plan sets out what it aims to achieve, including, amongst other things:

- *To consider the need to bring forward development opportunities to meet the current and future needs of the community, consistent with Bourton's distinctive rural atmosphere and views.*
- *In case of need to provide designated locations for appropriate, high quality residential development, including provision for people who currently find it difficult to secure appropriate accommodation in Bourton e.g. families, older people and first time buyers seeking good quality sustainable housing.*
- *To support and improve the sustainable growth of local businesses and essential services including health and education.*

2.2 The Neighbourhood Plan response to these aims is essentially set out at paragraph 6.1.2 b) which states:

NDLP calls for the provision of 825 new dwellings in Stalbridge and the larger villages of which Bourton is one. There are currently consents for 50 dwellings in the NP area. NDLP also retains the Settlement boundary from the previous Local Plan. It is considered that the current extant permissions and limited infill development should meet any future specific allocations for Bourton within the life of this NP, and therefore no housing allocations are made in this Plan. It is understood that the housing targets may be adjusted during the current review.

2.3 As a result of this conclusion the Neighbourhood Plan seeks to retain the existing settlement boundary as set out in the 2003 North Dorset District-wide Local Plan and Policy 1 of the Neighbourhood Plan and seeks to restrict development within the existing settlement boundary or to allocated sites. The only allocations relate under Policy 5 to two alternative sites which are promoted for a new village hall with an allowance for 0.3

hectares of land for housing development to make the release of the land viable for the use of a village hall and associated amenity space.

- 2.4 There is however in the Plan as well as in the supporting documentation no detailed analysis of the future needs of Bourton in terms of housing over the life of the Plan and how the extant permissions might provide *for people who currently find it difficult to secure appropriate accommodation in Bourton e.g. families, older people and first time buyers seeking good quality sustainable housing*. There is therefore no analysis of how the Neighbourhood Plan intends to meet its own aims.
- 2.5 The suggestion from the Plan and also from some of the supporting evidence, including the Strategic Environment Assessment for the Bourton Neighbourhood Plan: Environmental Report (SEA) undertaken by AECOM is that Bourton has taken its fair share of the 825 houses which Policy 6 of the North Dorset Local Plan Part 1 directs towards Stalbridge and the larger villages of which Bourton is one such settlement. The SEA indicates that on a pro-rata basis this would require the provision of 35 houses over the period of the Local Plan and that as there is some 43 housing with planning consent, the District Council would be unlikely to allocate any further housing to Bourton.
- 2.6 It is strongly argued that this approach is plainly wrong and does not accord with Policy 6 of the North Dorset Local Plan Part 1. First of all, that policy figure is specifically set out as a minimum number. Secondly, there is no suggestion in the policy or the supporting text that the housing figures are intended to be divided out on a pro-rata basis. It is necessary that each settlement either through its Neighbourhood Plan or through the District's next stages of its Local Plan (now proposed as a full Review rather than a Part 2 Plan) assesses carefully its capacity and need for additional housing. It is strongly argued that this has not been done in this case.
- 2.7 An analysis has been undertaken in the preparation of this objection of the extant permissions which the Neighbourhood Plan has referred to in its assessment that there are permissions for some 50 dwellings in Bourton. (The SEA refers to 43). From a review of North Dorset District Council's Annual Monitoring Report 2016, (relevant page attached at Appendix 2) these appear to comprise:

- Bourton Mill Ref: 2/2016/0610/REM planning permission for 35 units
- Land at Rugby Cottage 2/2014/0755/OUT planning permission for 10 units
- Various permissions for 1 house around the village – 3 permissions in total (2/2013/0387/PLNG: Land adjacent Forge Cottage; 2/2015/0512/FUL Glencote New Road; 2/2015/0651/FUL River View, Bridge Street)

2.8 In respect of the Bourton Mill permission it is understood that there remains ongoing work to clear conditions relating to this permission and a start on site has not been made. Moreover, it is understood that although the outline permission included a requirement for 6 affordable housing units on site, due to the specifics of this development and in particular the dam management arrangements, the Section 106 Agreement include a cascade and that the affordable housing provision is now to be dealt with by way of an off-site contribution in lieu of on-site provision.

2.9 The original outline permission for Rugby Cottage under reference 2014/0755/OUT appeared to provide for 4 affordable dwellings, but with the change in the government's requirements, a fresh permission was secured under 2/2015/1827/OUT still for 10 dwellings but it would appear with no affordable housing content. The reserved matters are being discharged pursuant to this later permission.

2.10 The permissions for individual dwellings, as is to be expected, are not restricted in their tenure. Similarly it is expected that the dwellings which may come forward as part of a village hall proposal would be market driven as the reason for including housing is specifically to support bringing forward the required land for the provision of the village hall.

2.11 It therefore appears that none of the extant permissions will directly provide any affordable housing within the settlement of Bourton. Moreover the policies in the Neighbourhood Plan do not appear to provide for a full range of housing, including affordable housing, on the basis that such further housing that is to be provided is restricted to infill sites, which by their very nature are unlikely to provide large enough sites to require the provision of affordable housing.

2.12 Moreover, if small infill sites do come forward there is very limited opportunity to influence the form and type of housing; the houses are more likely to be market driven and the

statistics from North Dorset District Council as well as the 2011 Census already demonstrate that the housing stock in Bourton shows a higher than average (compared with Dorset and nationally) proportion of large and detached dwellings and at a higher value. There is no evidence to indicate or confidence to suggest that the future housing on such sites would meet the aims of the Neighbourhood Plan to make provision *for people who currently find it difficult to secure appropriate accommodation in Bourton, e.g. families, older people and first time buyers seeking good quality accommodation.*

- 2.13 This is the fundamental concern which leads to the objection to the Plan; that the Neighbourhood Plan has not undertaken a detailed and proper analysis of its housing needs and how it should meet those identified needs. In this way alone it fails the Basic Conditions Tests. The preparation of the Neighbourhood Plan appears to have relied largely on two questionnaires to the local community, one in early 2013 and the second in April to May 2014. It is acknowledged that such questionnaires are an essential part of a neighbourhood plan preparation process but it is strongly contended that this process needs to be cross referenced to independent factual and other relevant available evidence.
- 2.14 The residents were asked a series of questions (first questionnaire) regarding their preferences on a number of matters and it is not the purpose of this report to analyse all the questions and responses. However, attention is drawn to the following. Question 2.02/2.03 asked whether they considered that there was a need for new housing in addition to that proposed at Bourton Mill to which some 25.3% replied 'yes', 58.2% 'no' and 16.5% had no opinion. This increased to 69.4% answering 'yes' if the Bourton Mill development did not proceed, and reducing to 27% who answered 'no' and some 3.6% who did not have an opinion. In the 2014 questionnaire, the answer to the question (HSG 1) as to whether the Neighbourhood Plan should provide for further housing growth in addition to that already permitted was 27.31% in favour, and 59.24% against with 13.45% answering 'don't know'.
- 2.15 In respect of question 2.06 (first questionnaire) regarding the type of housing development to be provided if new homes were to be built, the majority were in favour of small family homes (217), followed by affordable homes (housing association) (140), affordable homes for the elderly (140) and homes for single people (132). The returns for large family homes were 77 and for private retirement properties for sale 54.

- 2.16 Some 33 households indicated in response to question 2.11 (first questionnaire) that their household was likely to need affordable housing in Bourton in the next fifteen years. Whilst this compares with 215 who answered ‘no’ to this question, and some 49 answered ‘don’t know’ it is a significant number who clearly expressed a need for affordable housing during the life time of the Plan.
- 2.17 A very recent request of North Dorset District Council for its Housing Need Figures showed the results as set out below for April 2017. This is obviously a snapshot in time but is indicative that there is a clear need which is not being met in Bourton and is unlikely to be met if the Neighbourhood Plan is adopted as drafted. This reflects the current stated position of those actively seeking housing and the answers to the Neighbourhood Plan questionnaire suggest that there is actually a higher housing need for affordable housing over the life time of the Plan.

Applicant	Count
Couple requiring studios or 1 bedroom	2
Family requiring 2 bedrooms	3
Family requiring 3 bedrooms	1
Family requiring 4 bedrooms	2
Single person requiring studios or 1 bedroom	4
(blank)	
Grand Total	12

- 2.18 Whilst it is fully acknowledged that a fundamental objective of the neighbourhood plan process is to enable local communities to secure the future of their own settlements, there is an obligation on the Parish and the community to ensure that the Neighbourhood Plan is drawn up to ensure that their full needs have been assessed and provided for. The resultant Neighbourhood Plan, whilst perhaps reflecting many residents’ wishes, does not appear to have provided for the needs of the community which are apparent from the questionnaires and the available factual evidence.
- 2.19 Whilst the views of the local residents are fully acknowledged and are of significant importance in the preparation of the Neighbourhood Plan, it is strongly argued that the Neighbourhood Plan should not be allowed to proceed as currently drafted as it fails to

meet the Basic Conditions Tests and in particular because it has not properly addressed its current and potential future housing needs and set out policies and proposals to ensure that these can be met. The Plan does not demonstrate that their policies and approach will meet their housing need. Fundamentally, it fails to meet its own aims to provide *for people who currently find it difficult to secure appropriate accommodation in Bourton e.g. families, older people and first time buyers seeking good quality sustainable accommodation.*

- 2.20 The following sections (Sections 3-5) set out why it is considered that the Neighbourhood Plan as drafted fails three of the basic conditions tests.

STRATEGIC ENVIRONMENTAL ASSESSMENT

- 2.21 A Strategic Environmental Assessment (SEA) was undertaken in May 2016 by AECOM of the Neighbourhood Plan. Section 2.3 of the report sets out key issues and the SEA Framework and includes 2 particular issues of relevance to this objection:

Issue 1 – Intergenerational imbalance

There is a high proportion of wealthy educated retirees within the NPA. The ageing population and atypical population profile is a specific issue for Bourton NPA and may require specific policies, e.g. the building of certain types of dwellings or a Village Hall being designed in a certain way to cater for the older population.

Issue 3 – Affordability of housing

There is a high proportion of retirees and a high proportion of home owners within the NPA. Similarly, there is a large proportion of detached dwellings and a very low proportion of flats. In Bourton, the household size is relatively low, however, the number of bedrooms per household is relatively high indicating an under occupancy of dwellings. There may be a need for more affordable dwellings within the area and for more dwellings that meet the needs of particular groups, e.g. the elderly or infirm or those on a lower income.

- 2.22 These issues are agreed as key issues to be addressed in the Neighbourhood Plan. However the assessment undertaken plainly fails to address these issues. In respect of the intergenerational balance, the assessment simply states at 4.3:

The development of the village hall would also facilitate the delivery of a small number of small family dwellings, which would help increase the availability of this type of housing in the village which is accessible for a wider range of age groups.

- 2.23 This conclusion is not agreed and cannot be regarded as a response and satisfactory resolution to the issue identified. A similar response is again provided in respect of Housing and once again is not accepted and suggests a complete disregard for the seriousness of the issue. The SEA only serves to show the weakness of the Neighbourhood Plan in addressing its identified aims of including provision *for people who currently find it difficult to secure appropriate accommodation in Bourton e.g. families, older people and first time buyers seeking good quality sustainable housing.*

3.0 BASIC CONDITIONS – NATIONAL POLICIES AND ADVICE

3.1 The National Planning Practice Guidance states that having regard to national policy means that a Neighbourhood Plan must not constrain the delivery of important national planning policy objectives. It specifically refers to the National Planning Policy Framework (NPPF) as the main document setting out the government’s planning policies for England and how these are expected to be applied.

3.2 Section 6 of the NPPF seeks to ‘Deliver a wide choice of high quality homes’ and paragraph 47 seeks to boost significantly the supply of housing. Paragraph 50 further develops this objective and refers to planning for:

- *a mix of housing based on current and future demographic trends, market trends and needs of different groups in the community (such as but not limited to families with children, older people, people with disabilities, service families and people wishing to build their own homes)*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site.....Such policies should be sufficiently flexible to take account of changing market conditions over time.*

3.3 In preparing the Neighbourhood Plan Bourton has a duty to address and respond to these issues and it is argued that it has not properly assessed these matters and planned to deliver a wide choice of quality homes to meet the needs of different groups in the community, including the provision of affordable housing.

3.4 The Basics Conditions Statement (Nov 2016) prepared to accompany the draft Neighbourhood Plan suggests that Policy 5 of the Plan relating to the provision of the New Village Hall conforms with Policy 50 of the NPPF. However, the acceptance in principle of a small amount of housing as a means of trying to bring forward an improved community facility falls considerably short of being in conformity with Paragraph 50 of the NPPF. The Neighbourhood Plan does not otherwise address any of the Section within the NPPF dealing with ‘Delivering a wide choice of quality homes’. This is a telling omission which

further points to the failure of the Neighbourhood Plan to accord with national policies and advice.

3.5 It therefore fails this Basic Conditions Test as currently drafted.

4.0 BASIC CONDITIONS TEST: SUSTAINABLE DEVELOPMENT

- 4.1 Paragraph 7 of the Framework states that there are three dimensions to sustainable development: economic, social and environmental.
- 4.2 It is strongly argued that the Neighbourhood Plan fails to accord with the social role of sustainable development. This role is defined at paragraph 7 of the NPPF as - *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health and cultural well being.*
- 4.3 The National Planning Practice Guidance states that a qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions. The Neighbourhood Plan has not demonstrated that it has planned for a strong vibrant and healthy community which will meet the needs of present and future generations. In this way it fails this Basic Conditions Test.
- 4.4 The Basics Conditions Statement (Nov 2016) prepared to accompany the draft Neighbourhood Plan suggests that its policies comply with the three dimensions of sustainable development but it is strongly contended that in failing to assess its local housing needs and requirements it cannot be regarded as meeting the social role of sustainable development.

5.0 **BASICS CONDITIONS TEST : STRATEGIC POLICIES**

5.1 The strategic policies for North Dorset are set out in the North Dorset Local Plan Part 1 adopted in January 2016. The National Planning Practice Guidance indicates that in considering whether a policy is in general conformity with these strategic policies, the following should be considered:

- *whether the neighbourhood plan policy supports and upholds the general principle that the strategic policy is concerned with*
- *the degree, if any, of conflict with the draft neighbourhood plan policy and the strategic policy*
- *whether the draft neighbourhood plan provides an additional level of detail and/ or a distinct local approach to that set out in the strategic policy without undermining that policy*
- *the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.*

5.2 On the basis of the advice at Paragraph 156 of the NPPF the following policies are regarded as strategic policies in the North Dorset Local Plan Part 1 (and of particular relevance to this objection):

- Policy 1 – Presumption in favour of Sustainable Development
- Policy 2: Core Spatial Strategy and in particular Stalbridge and the larger villages are identified as the focus for growth to meet the local needs outside of the four main towns. The focus is clarified on meeting local (rather than strategic) needs. There are then associated housing policies aimed at meeting housing needs which are regarded as part of the strategic policy base.
- Policy 6: Housing Distribution – this states that outside of the four main towns the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided over the plan period 2011 – 2031.
- Policy 7: Delivering Homes with an emphasis on seeking a wide range of homes in size and to address the housing needs of particular groups.

- Policy 8: Affordable Housing – seeking 40% of the total number of dwellings to be provided (on development of eleven or more net additional dwellings) to be affordable.
- Policy 9: Rural Exception Affordable Housing. (North Dorset confirms that the Local Plan provides sufficient framework for the operation of this policy and it does not need to be addressed by the Neighbourhood Plan).

5.3 It appears that the Neighbourhood Plan has looked at the housing total for Stalbridge and the larger villages and divided this by the number of settlements to derive a pro-rata number per village. Furthermore it has chosen to consider the number as a maximum, rather than a minimum which is the basis of the policy figure. On this limited basis it has then deduced that it has met its ‘quota’ and does not need to provide any specific allocations. Any further housing is assumed to come through from infilling within the settlement boundary and potentially small scale development associated with bringing forward the village hall.

5.4 It is contended that this approach does not support and uphold the general principle that the strategic housing policy is concerned with, namely to meet its objectively housing need for both market and affordable housing. Except for questionnaires to its community, which has elicited some important responses, there is no evidence of any detailed analysis undertaken to assess the local needs for the settlement of Bourton and the rural area it serves.

5.5 There is further no evidence of the detailed requirements of particular sectors of the local community and how the permitted housing would meet their needs. Finally there appears to be no assessment of affordable housing needs and how the permitted developments would meet those needs.

5.6 The Basics Conditions Statement (Nov 2016) prepared to accompany the draft Neighbourhood Plan does not even refer to any of the above policies when seeking to set out how the Plan is in general conformity with the strategic policies of the development plan. This is further evidence of the failure of the Neighbourhood Plan to consider seriously the local housing issues and how it should tackle those critical issues.

5.7 It is therefore argued that the neighbourhood plan as drafted does not meet the basic conditions test with regard to general conformity with the strategic policies of the Local Plan Part 1.

6.0 SUGGESTED MODIFICATIONS TO THE NEIGHBOURHOOD PLAN

- 6.1 It is fully appreciated that the Neighbourhood Plan has been prepared over a period of time and in consultation with the local community. Nonetheless it has been demonstrated that the Plan as drafted fails to meet the basic conditions tests in terms of its housing policies and a more detailed analysis is required of the local housing needs and requirements and how these are going to be provided for over the life of the Neighbourhood Plan.
- 6.2 With particular regard to affordable housing and other housing for specific groups, outside of general market housing, it would appear reasonable to conclude that the current permissions and remaining opportunities within the existing settlement boundary will not address and provide for any of these needs.
- 6.3 It is therefore considered that as part of the exercise a more thorough exercise requires to be undertaken to assess more comprehensively the housing requirements and needs of Bourton. It is likely that, as a result, the existing settlement boundary requires to be re-assessed to ensure that sufficient land is included which could meet the needs of the community over the Plan period.
- 6.4 The land to the rear of Old Pound Court is promoted as suitable, available and deliverable land which could assist towards meeting Bourton's housing needs (Please see Site Plan included at Appendix 1). The site extends to 0.72 hectares and is generally centrally located in relation to the settlement's facilities and access is in existence and provided by Old Pound Court. The land is already enclosed to the north with an attractive woodland backdrop and there is an existing tree and hedge screen to the west which could be further enhanced as part of any future development strategy.
- 6.5 The land is not identified as a local green space or as a green finger and development of this land could accord with the other relevant policies in the Neighbourhood Plan. It would be capable of providing a high quality development without harming the distinctive rural atmosphere of Bourton whilst at the same time helping to provide the much needed housing which is required for those who have identified a need for housing in Bourton.

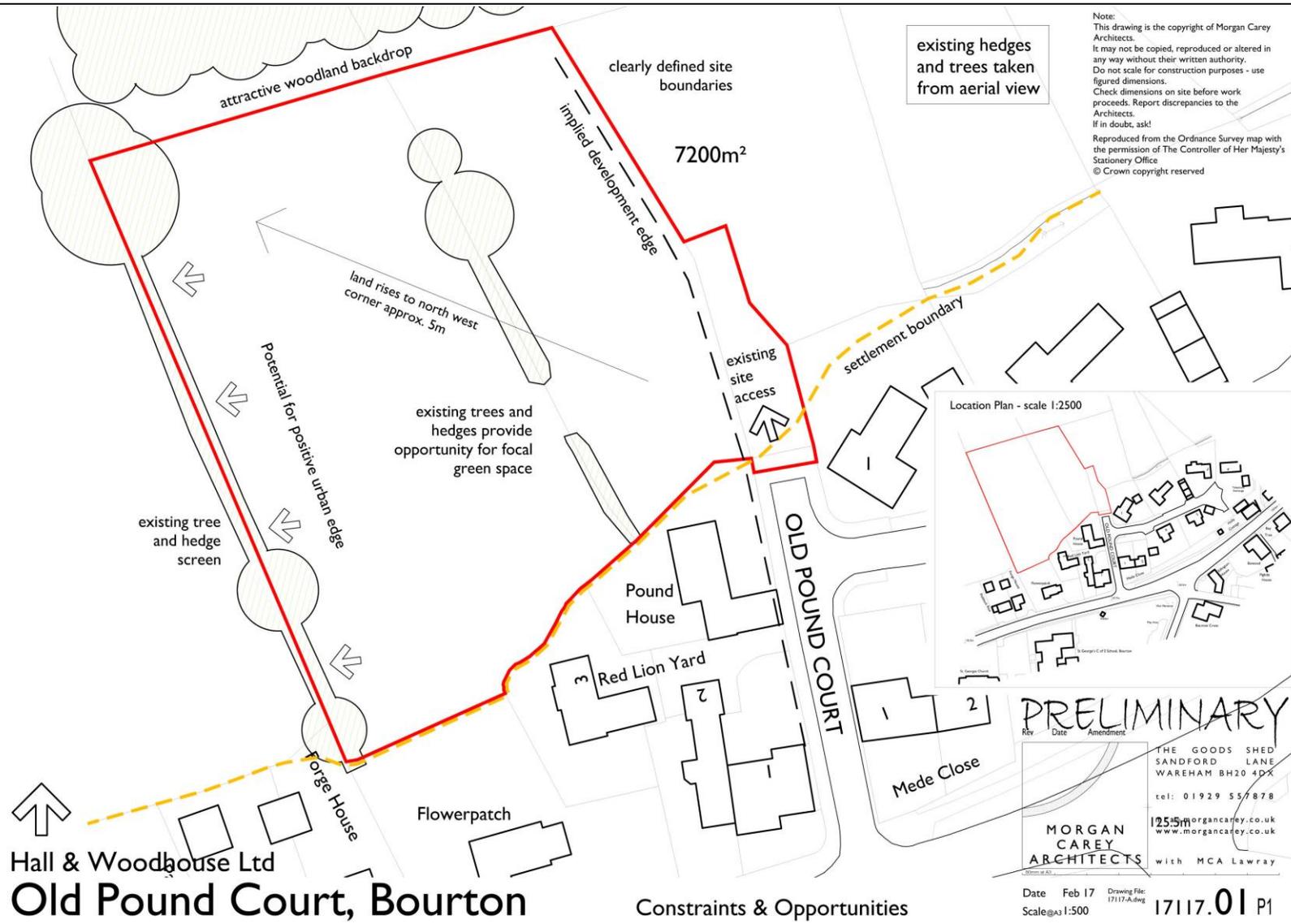
- 6.6 The additional housing would also help to support the local community facilities and services which are identified as important to the local community. Whilst it would be premature to make a firm proposal in this regard, it may also offer the opportunity to assist in the delivery of the village hall proposal.
- 6.7 It is recognised that in order to provide a more positive framework which allows for additional development to meet the identified housing needs, at the very least, Policy 1 a would need to be changed to amend the settlement boundary and include a specific allocation of this land for development.
- 6.8 However, with these amendments the Neighbourhood Plan would be able to meet the Basic Conditions Tests with specific reference to meeting its local housing needs and requirements.

7.0 CONCLUSION

- 7.1 The statement sets out the detailed case for why an objection is made to the draft Neighbourhood Plan for Bourton. This is set out at length at Section 2 in particular the objection is raised because it has not properly addressed its current and potential future housing needs and set out policies and proposals to ensure that these can be met. The Plan does not demonstrate that their policies and approach will meet their housing need. Fundamentally, it fails to meet its own aims to provide for people who currently find it difficult to secure appropriate accommodation in Bourton e.g. families, older people and first time buyers seeking good quality sustainable accommodation.
- 7.2 Sections 3 – 5 set out why the Plan as drafted fails three of the basic conditions tests. The National Planning Practice Guidance is clear that only a draft neighbourhood plan that meets each of a set of basic conditions can be put to a referendum and be made. It is therefore argued that without further consideration and modification the Plan should not be progressed as drafted.
- 7.3 Section 6 sets out the steps which are considered necessary to enable a modified Plan to meet the basic conditions test, including a more thorough and detailed examination of the housing needs of the Neighbourhood Plan area over the lifetime of the Plan. It is argued that the Neighbourhood Plan should make provision for more housing development and in this regard land is promoted to the north of Old Pound Court to help to meet this requirement.

**APPENDIX 1 – SITE LOCATION PLAN – LAND TO THE NORTH OF OLD POUND COURT,
BOURTON**





Hall & Woodhouse Ltd
Old Pound Court, Bourton

Constraints & Opportunities



APPENDIX 2 – EXTRACT FROM NORTH DORSET DISTRICT COUNCIL ANNUAL MONITORING REPORT 2016





Annual Monitoring Report 2016



Reference	Location	Status	5-year supply
2/2009/0152/PLNG	Clarks Yard, Bath Road, STURMINSTER NEWTON	Planning permission	15
2/2003/0859	Former livestock market site & railway gardens	Planning permission	27
2/54/0561	William Barnes School	SHLAA site	20
2/54/0003	North of the Livestock Market	Alloc & LP1	60
2/54/0410	Land North of Northfields	LP1 growth area	60
2/54/0459	Land east of the former Creamery (off Elm Close)	LP1 growth area	45
Sturminster Newton total			235
Stalbridge			
2/2012/0834/PLNG	Williams Nursery, Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RQ	Started	6
2/2014/1217/FUL	Sunny View, Stalbridge Close, Stalbridge, Dorset	Started	1
2/2015/0924/COU	Unit 2 Gibbs Marsh Farm Landshire Lane To West Mill Lane Stalbridge Dorset DT10 2RU	Started	1
2/2015/1183/FUL	Priors Down Track To Priors Down Stalbridge Dorset DT10 2RS	Started	1
2/2013/0732/PLNG	Land north of Pond Walk (Barrow Hill)	Planning permission	7
Stalbridge total			16
Villages and countryside			
2/2016/0610/REM	Bourton Mill, Factory Hill, Bourton, Dorset	Planning permission	35
2/2014/0755/OUT	Rugby Cottage, Church Track, Bourton, Dorset, SP8 5BW	Planning permission	10
2/2013/0387/PLNG	Land adjacent to Forge Garage, BOURTON	Planning permission	1
2/2015/0512/FUL	Glencote New Road Bourton Dorset SP8 5BJ	Started	1
2/2015/0651/FUL	River View Bridge Street Bourton Dorset SP8 5BA	Planning permission	1
2/2015/0546/FUL	Land At Os7727 Templecombe Lane Buckhorn Weston Dorset	Started	1
2/2015/0953/FUL	Hawks Barn Long Lane Cann Dorset SP7 0BJ	Planning permission	1
2/2012/1292/PLNG	Land At E 389964 N 103863, Church Lane, Charlton Marshall, Dorset	Started	8
2/2015/0360/FUL	315 Bournemouth Road Charlton Marshall Dorset DT11 9NQ	Planning permission	1
2/2015/0375/FUL	2 River Lane Charlton Marshall Dorset DT11 9NZ	Planning permission	1
2/2015/0011/FUL	Field View Farm Fishey Lane East Orchard Dorset SP7 0LQ	Started	1
2/2014/0593/FUL	Lintern Farm, Lintern Lane, East Stour, Dorset	Planning permission	1
2/2010/0963/PLNG	Part garden of Hillside, Hunger Hill, East Stour, Gillingham, Dorset, SP8 5JS	Started	1
2/2014/1544/PMBPA	Summerleaze Farm, Front Street, East Stour, Dorset, SP8 5LQ	Planning permission	1
2/2015/1599/FUL	Hillcrest Back Street East Stour Dorset SP8 5LD	Started	1
2/2012/1049/PLNG	Green Farm, Marnhull Road, Margaret Marsh, Shaftesbury, Dorset, SP7 0AZ	Started	1
2/2014/0464/PLNG	Home Mead Cottage, 8, North Street, Fontmell Magna, Shaftesbury, Dorset, SP7 0NS	Started	1
2/2013/1064/PLNG	The Methodist Chapel, Stock Hill Lane, Glanvilles Wootton, Sherborne, Dorset, DT9 5QF	Planning permission	1
2/2009/0606/PLNG	Land at Broad Oaks Farm, The Common, HAZELBURY BRYAN	Started	1
2/2009/0531/PLNG	Olive House, Wonston, HAZELBURY BRYAN	Started	1
2/2014/1599/P3IAPA	The Old Cow Shed, Star Farm, Pleck Hill, Wonston, Hazelbury Bryan, Dorset, DT10 2EG	Planning permission	1
2/2008/0791 & 2/2012/0361/PLNG	Church Farm, Main Street, IWERNE COURTNEY	Started	3
2/2015/0976/FUL	Orchard House Post Office Road Iwerne Minster Dorset DT11 8LW	Started	3
2/2011/0123	Chapel Cottage Nyland	Started	1
2/2015/0224/PMBPA	Agricultural Building East Of Elm View Chapel Hill Kington Magna Dorset	Planning permission	1
2/2015/0794/FUL	Former Hagsplay Ltd Office Site Holwell Road Kings Stag Dorset DT10 2BA	Started	2
2/2014/1388/PMBPA	Plumber Farm, Haydon Downs Farm To Salkeld Bridge - Road, Plumber, Dorset, DT10 2AG	Planning permission	1
2/2014/0247/PLNG	Land On The South Side Of, Burton Street, Marnhull, Dorset	Planning permission	13
2/2014/1135/FUL &	New Street Dairy, New Street, Marnhull, Dorset, DT10 1PX	Planning permission	4