



SHAFTESBURY NEIGHBOURHOOD PLAN

Regulation 16 Consultation 7 February to 20 March 2020

Response Form

The proposed Shaftesbury Neighbourhood Plan 2019 to 2031 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website: www.dorsetcouncil.gov.uk/shaftesbury-neighbourhood-plan

Please return completed forms to:

Email: planningpolicy@dorsetcouncil.gov.uk

Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ


Deadline: 4pm on Friday 20 March 2020. Representations received after this date will 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**.

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

	Personal Details	Agent's Details *
Title		Mr
First Name		Alastair
Last Name		Thornton
Job Title(if relevant)		Director
Organisation (if relevant)	Lidl	Simply Planning Limited
Address		Suite 204 Cheltenham House Temple Street Birmingham
Postcode		B2 5BG
Tel. No.		██████████

Email Address		
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Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Section 2 'Town Centre', Section 3 'Housing and Employment'.
Policy	SFTC 1, SFTC 2, SFTC 3, SFTC 4, SFHE3
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

<input checked="" type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

Introduction

These representations have been submitted on behalf of Lidl, who are progressing redevelopment proposals for the former Cattle Market Site, Christy's Lane. The planning application (Ref 2/2019/0769) is with the Local Planning Authority (Dorset Council) and a favourable decision is expected imminently. The proposals are the culmination of many months work and have the full support of the Town Council, alongside overwhelming support from the local community.

By way of background, Lidl have been seeking representation in Shaftesbury for several years. The former Cattle Market Site is the most logical site to secure additional food retail investment within the town. It represents a logical extension to the town centre boundary and, indeed, it is the only site capable of accommodating an expansion to the food retail offer within Shaftesbury, owing to the constrained and historic nature of the Town Centre. This is clear when reviewing the town centre map of Shaftesbury.

In relation to the Town Centre Map (Page 19) as contained within the Neighbourhood Plan, the inclusion of the former Cattle Market site within the defined town centre boundary is welcomed. Indeed, the planned location/siting of the Lidl foodstore is acknowledged as being a significant strategic site. The town centre map makes specific reference to its potential as a 'store'.

However, we would question why the site is not also shown as part of the Primary Shopping Area (PSA). The NPPF indicates that the primary shopping area is an area "*defined where retail development is concentrated*". There is no credible argument to exclude the planned Lidl from the PSA given its relationship to the existing Tesco (included within the PSA). The former Cattle Market site immediately abuts the PSA and it is difficult to see how any other site could be better located to both the Town Centre and PSA than this site. This location affords a significant opportunity to consolidate food retail activities within this part of Shaftesbury and its importance, in this regard, should be recognised with its inclusion as part of the PSA.

Furthermore, the front part of the site (facing Christy's Lane) is identified as a potential significant strategic car park to serve the town centre. It is our understanding that part of the Cattle Market site has, in the past, been utilised as car parking to serve the town centre. Whilst we recognise the car parking pressures faced by residents of Shaftesbury, the 'hiving' off of a large part of the Cattle Market site for car parking takes a far too simplistic view. Whilst there will likely be no net loss of car parking space, when compared to the previous uses of the site, the Neighbourhood Plan should recognise that additional car parking is only likely to come forward as part of the planned retail development of the site. Whilst any parking will be sufficient for customers to both visit the store, alongside other retail and related facilities in the town centre, it will not be used solely as a strategic car park for the town. This distinction should be acknowledged.

Housing and Employment

Policy 18 (Shaftesbury) of the adopted Local Plan establishes that Shaftesbury will maintain its role to serve the needs of the northern part of the District through the provision of at least 1,140 homes before 2031 on land to the east of the town, to the south-east of Wincombe Business Park and to the west of the A350 opposite Wincombe Business Park. Employment needs will be met, in part, by the development of land to the south of the A30, whilst mixed-use regeneration will be encouraged on land in and to the east of the town.

Regarding the requirement of Policy 18 insofar as it relates to the former Cattle Market Site, it states the following:

"Mixed-use regeneration will be encouraged on land within and to the east of the existing town centre. Within the town's settlement boundary, opportunities for tourism-related development that is sensitive to the landscape and historic setting of the town will be considered favourably."

The potential for the former Cattle Market site to deliver additional food retail has been long held by both the existing and emerging Development Plan. A foodstore at this location is wholly policy compliant and should be viewed as the catalyst for bringing the wider site forward for development.

Within the Neighbourhood Plan, there appears an apparent conflict with both the existing Development Plan and, indeed, earlier policies within the Neighbourhood Plan in that the former Cattle Market is also shown as employment land on the Map of Employment Area (SFHE3 – Page 35). Clarity is sought on this point.

Continue on a separate sheet if necessary

5. Please give details of any suggested modifications in the box below.

Having regard to the commentary above, we would suggest the following modifications to the Neighbourhood Plan:

- 1) The proposed PSA should incorporate the proposed Lidl store and at least part of the former Cattle Market Site.
- 2) Clarity is required on the Town Centre Map with regards to identified 'strategic car parks'. The reality is that additional car parking is only likely to come forward as part of redevelopment proposals for the former Cattle Market Site.
- 3) The Map of Employment Areas (SFHE3 – Page 35) should be updated to remove the allocation of former Cattle Market Site. This is in direct conflict with the retail aspirations for the site. The location is now longer in employment use and is not an appropriate location for traditional B-Class Employment Uses.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

<input checked="" type="checkbox"/>	Yes
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No

Signature: _____ Date: _____
If submitting the form electronically, no signature is required.

Data protection

By signing or electronically submitting this form, you are agreeing to your comments being made publicly available. We will not display your personal data online, however we may share your details with the independent examiner for the purposes of examining the plan. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.