

Our ref: ACR/cd

18<sup>th</sup> February, 2015

Christine Self  
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Dear Christine

**North Dorset Local Plan  
Tuesday 17<sup>th</sup> March – 14.00  
Symonds & Sampson's Further Statement**

Question 6.1 – Is sufficient support given to sustainable economic growth in the countryside in NPPF Paragraph 28

Our view is that Policy 28 supports the sustainable growth and expansion of all types of business and enterprise in the rural area, whereas Policy 20 seems to state that "it is of a type appropriate in the countryside" and it can be demonstrated that "there is an overriding need for it to be located in the countryside".

The key factor in Paragraph 28 is the word "sustainable". Surely, therefore, Paragraphs A and B of Policy 20 would be better to read

- A. "It is sustainable development and is the type of development summarised in figure 8.5; or
- B. For any other type of development it is sustainable and can be satisfactorily assimilated in to the countryside"

Question 6.2 Policy 20 – Is the policy too prescriptive – if it is, how should it be changed – does the policy adequately support thriving rural communities (NPPF Paragraph 17)

I believe that Section 20 misses out on the opportunity to redevelop previously developed brown field sites for housing purposes which is encouraged by NPPF Paragraph 17.

I believe figure 8.5 under "Meeting housing needs" needs re-wording to read "re-use of redundant and disused buildings and formerly developed brown field sites".

Question 6.3 is Policy 28 justified

No comment.

Question 6.4 is Policy 29 justified

No comment.

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Question 6.5 is the advice in paragraph 10.200 (Prevention of mixed use or residential schemes at existing countryside employment sites) too prescriptive.

I believe this is too prescriptive. There are wide and varied employment uses in the countryside, and some of those uses may well benefit from individual residential units to support them. It is unnecessary to be so prescriptive and I believe Paragraph 10.2 could be re-worded to read "All existing employment sites in the countryside are located outside of defined development settlement boundaries where development is strictly controlled. Mixed use schemes incorporating both commercial and residential use may be permitted on existing employment sites in the countryside if justification can be shown, for an essential rural worker to reside on site".

In my view, this would be better incorporated into policy rather than just left as supporting text.

Question 6.6 is Policy 31 justified

I believe that the policy is justified but, again, that the policy is too prescriptive.

I believe A and B of the proposed Policy 31 should read:

- A. "The proposal is in a location where tourists can access local services without undue use of the car".
- B. "The proposal is proven to be needed and viable as part of a farm diversification scheme"
- C. Wording to remain as is.

Question 6.7

No comment

Question 6.8 – Are all the requirements of Policy 33 justified. Why are temporary dwellings for rural workers (other than in agriculture) not referred to.

I think it is imperative that Policy 33 does cover temporary dwellings for rural workers other than in agriculture. This would be particularly relevant to the equestrian industry but there would be a still wider need.

Policy 33 Permanent Dwellings refers to an economic viability "financial" test being applied by the Council. This goes way beyond the requirements of NPPF Policy 55 which merely refers to the dwelling being essential. I believe Paragraph 33 C should be deleted as it is unnecessary as there may well be many rural enterprises which operate on a relatively subsistence level where a dwelling is still justified.

With regard to Paragraph E of Policy 33, I think it is unnecessary to state that the dwelling will be of a minimum size and be a reflection of the enterprises financial prospects. Over a long period of years (and it is possible that a permanent dwelling will be there for 100's of years), who knows what the financial prospects for any business are.

My belief is that that Paragraph E needs to be deleted and general countryside policies will determine the size of the dwelling.

Question 9 – What is the justification for the threshold of 500m<sup>2</sup> referred to in Paragraph 10.169

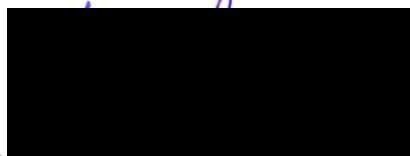
I believe this threshold is entirely wrong. Essentially, it means if there is a large covered yard within a complex of buildings, it should be demolished rather than re-used. This, I suspect will result in buildings remaining unused because demolition of what is an economic asset, if not now in the future, will make no sense to a farmer or landowner.

Once it is part of an overall complex, the size of a building is in my view immaterial. Once it has been erected, a use needs to be found for that building.

General countryside policies will again mean that the use must be sustainable and suitable and, to quote a threshold size seems to me to be intrusive and unnecessary.

I believe the threshold of 500m<sup>2</sup> should be deleted.

The above are Symonds & Sampson's final further statement in relation to Countryside Policies.



Andrew C Robinson BSc FRICS FAAV  
For Symonds & Sampson LLP