



## Part B – Representations

Please answer as many questions or as few questions as you wish. There is a box at the end of the form where you can provide any comments that you may have.

### **Housing**

1. Do you consider that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset? If not, please set out what you consider to be an appropriate figure and provide reasons for this.

Yes

No

*If you have answered 'No' please set out an alternative housing figure and provide reasoning to support your answer.*

There has been significant allocation of land in the existing Local Plan and it has not proven economic for developers to bring this forward for development in spite of the lack of development in the area. Some of this may be due to the market and lack of demand – there is little economic development in this area to attract young people to settle here. Further allocation of dwellings to Sturminster would not improve the likelihood of meeting housing targets without significant economic development in the town

### **Employment**

2. Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

Yes

No

3. Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

Yes

No

### **Spatial Strategy**

4. Do you consider that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs?

Yes

No

5. Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.

Yes

No

*If you have answered 'Yes' please set out your alternative spatial strategy and provide reasoning to support it.*

### **Blandford (Forum and St Mary)**

6. Do you agree with the conclusions regarding the areas of search identified at Blandford?

Yes

No

7. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

*If you have answered 'Yes' please set out what you see as the further issues.*

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

*Please set out what you see as the additional infrastructure requirements.*

### **Gillingham**

9. Do you agree with the conclusions regarding the areas of search identified at Gillingham?

Yes

No

10. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

*If you have answered 'Yes' please set out what you see as the further issues.*

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

*Please set out what you see as the additional infrastructure requirements.*

### **Shaftesbury**

12. Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

Yes

No

13. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

*If you have answered 'Yes' please set out what you see as the further issues.*

14. What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?

*Please set out what you see as the additional infrastructure requirements.*

### **Sturminster Newton**

15. Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

Yes

No

16. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

*If you have answered 'Yes' please set out what you see as the further issues.*

A - North of the town - this could involve additional development to the north and northeast of the town beyond what we allocated in the Neighbourhood Plan - this could impact the landscape given that it rises up towards Hinton and impacts views from Piddles Wood, Hambledon Hill and the Trailway. We allocated some additional land as a reserve site at the end of Manston Road on the left as you leave the town. This would have minimal impact on the landscape. We also allocated some land opposite the High School for continuation of the ribbon development along Bath Road and a large area next to Northfields for 100 houses. Other areas in A were rejected because of their significant impact on the landscape.

B - East of the town - this could involve development along the Manston Road on the right as you leave town. We rejected this in the Neighbourhood Plan because of its impact on the landscape as you look towards the town from the south and east.

These proposals overlap and conflict with our Neighbourhood Plan which is currently awaiting Examination by proposing additional development beyond what is in the Plan which has had significant public consultation with significant attendance.

The conclusions to not include the other areas are in concert with the Neighbourhood Plan

17. What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

*Please set out what you see as the additional infrastructure requirements.*

The rebuild of William Barnes should be a precursor to any additional allocation of housing to the town. It is already at capacity and over 40 pupils are going to primary schools in surrounding areas.

### **Stalbridge**

18. Do you agree with the conclusions regarding the areas of search identified at Stalbridge?

Yes

No

19. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

*If you have answered 'Yes' please set out what you see as the further issues.*

20. What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

*Please set out what you see as the additional infrastructure requirements.*

### **The Villages**

21. Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?

Yes

No

*If you have answered 'No' please set out your alternative approach and information/reasoning behind this.*

### **Affordable Housing**

22. Do you consider that the existing reference to nine dwellings in Policy 9 of LPP1 should be removed from the policy to allow larger schemes to come forward where there is evidence of local need in excess of that which could be met by the provision of nine dwellings?

Yes

No

23. Do you consider that the existing policy approach, which seeks to prevent exception sites coming forward adjacent to the four main towns within the District, should be amended?

Yes

No

24. Do you consider that the Council should continue with its existing policy approach, which allows for a small number of market homes on rural exception sites?

Yes

No

### **Self-Build and Custom-Build Housing**

25. Do you consider that the Council should facilitate the provision of self-build housing by any, some, or all of the following options?

Yes

No

a. Allowing serviced plots to come forward under the current development plan policies.

Yes

No

b. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.

Yes

No

c. Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.

Yes

No

d. Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).

Yes

No

e. Identifying land in public ownership which would be sold only for self-build development.

Yes

No

f. The use of Local Development Orders to facilitate self-build development.

Yes

No

26. Are there any other approaches that could be used to meet the demand for self-build housing?

Yes

No

*If you have answered 'Yes' please outline the other approaches which the Council could pursue.*

Preferential planning terms for Community Land Trusts that aim to build housing for local people and are initiated by local people – e.g. lower CIL or Section 106

Also encouraging owners of large plots to allocate some of their plots for Community Land Trust acquisition and development.

### **Ensuring the Vitality and Viability of Town Centres**

27. Do you consider that the existing hierarchy and network of centres, as set out in LPP1, should be amended to include Stalbridge as a 'local centre'?

Yes

No

### **Important Open or Wooded Areas (IOWAs)**

28. Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?

Yes

No

### **The A350 Corridor**

29. Do you consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purposes?

Yes

No

## **Comments**



If you have any comments about the Issues and Options Document or the Sustainability Appraisal please set them out in the box below. If your comments are in relation to a specific question or chapter of the Issues and Options Document then please state which question or chapter your comments relate to.

Significant consultation has been carried out on the Sturminster Newton Neighbourhood Plan with large turnouts. It would completely undermine the work done to date in the eyes of the community if material changes are made to Local Plan policies and allocations that conflict with the NP. Especially given the relatively poor turnout to the consultation in November. I strongly believe that people did not understand the importance of this consultation and how it relates to the significant NP consultations already held.

I strongly believe that people will be very upset if they see their views in the emerging Neighbourhood Plan overruled at this stage and that this will undermine the whole process in their eyes.

*Continue on a separate sheet if necessary*

Do you wish to be contacted about future consultations relating to the Local Plan Review?

Yes

No

Signature: \_\_\_\_\_

Date: 30/12/17

*If submitting the form electronically, no signature is required.*

When completed please send form to [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

## Fiona Ajram

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**From:** Chris Spackman [REDACTED]  
**Sent:** 30 December 2017 23:11  
**To:** PlanningPolicy NDDC; Ed Gerry  
**Cc:** Batstone Pauline; Roake Michael; Cllr Victor Fox (NDDC) (UNCLASSIFIED); Lindsay Emma  
**Subject:** Consultation response on the ND Local Plan Review  
**Attachments:** 20171113\_I\_O\_Consultation\_Response\_Form\_-\_FINAL\_for\_web.pdf; ATT00001.htm

Dear Ed and Team

Please see attached my comments on the Consultation for the Local Plan Review based on your November event in Sturminster Newton.

On the day Ed and I discussed the potential for clashes with the Neighbourhood Plan, which is due for Examination. Areas A and B on page 65 mention the potential for further development beyond that identified in the Neighbourhood Plan. We did a full review of those areas in our preparation of evidence (report is included in our evidence submission) and concluded that allocations beyond those in the NP would risk significant damage to the landscape - Section 9.1.6 in your sustainability report (pages 50ff) is key. Our assessment is counter to yours for areas of A and B beyond those we allocated.

The NP has been through several consultations where we had significant attendance and questionnaire completions - as recently as November 2016. The community was therefore consulted and agreed the allocations in the NP subject to referendum, including the reserve sites..

I would therefore urge you to retain the allocations as set out in the Neighbourhood Plan. Any changes would significantly undermine the Neighbourhood Planning process in the eyes of the community.

Thanks and Kind Regards, Chris

Reference <https://www.dorsetforyou.gov.uk/north-dorset-local-plan-review> pages 60ff in the Issues and Options Consultation Document