



## 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.*

### **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.*

Please see attached letter.

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.*

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.*

**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.*

**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.

Please see attached letter outlining the priorities of the Stour and Poole Harbour Catchment Partnerships.



*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: Nicola Hopkins

Date: 22<sup>nd</sup> January 2018

*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)

Dorset Catchment Partnerships,  
[REDACTED]  
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Planning Policy (North Dorset)  
South Walks House  
South Walks Road  
Dorchester  
DT1 1UZ

19th January 2018

Dear Sir / Madam

**Poole Harbour and Stour Catchment Partnerships - Response to the North Dorset District Council Local Plan Review Consultation.**

The Dorset Catchment partnerships comprises of partners from a variety of sectors with the common goal of improving the ecology, chemistry and quality of rivers and wetlands in Dorset. Through adopting the Catchment Based Approach at a landscape scale partners recognise that many activities can affect the quality of the water environment, with issues arising from both rural and urban areas. Increases in the housing allocation in the catchment will influence the quality of the water environment and so the Poole Harbour Catchment Initiative and Stour Catchment Initiative welcome the opportunity to comment on the review of the Local Plan for North Dorset.

This consultation response is in line with the agreed action and catchment plans for the Dorset Catchment Partnerships (Poole Harbour and Stour Catchment Initiatives) and is not an individual organisations response. For more information please go to;  
[www.wessexwater.co.uk/catchmentpartnerships/](http://www.wessexwater.co.uk/catchmentpartnerships/)

Development proposals should be subject to liaison between the local planning authority, the Environment Agency, catchment partnerships and water and sewerage companies at an early stage. This will help to identify potential issues relating to the water environment, and address the issues identified as priorities by catchment partners. The duty to cooperate across boundaries applies to water supply and quality issues and development proposals must comply with the no deterioration requirement of the Water Framework Directive. Development proposals in catchments or sub catchments which are not at 'good' status under the Water Framework Directive should consider whether opportunities exist as part of the development to improve Water Framework Directive status through mitigation designed into the development in conjunction with the Environment Agency, water and sewerage companies and catchment partnerships. This mitigation may take the form of improvements to surface water drainage, water quality, channel morphology, natural flood management measures or aquatic biodiversity.

There is a need to recognise that green infrastructure (Policy 15) can play a far more significant role than simply bringing biodiversity benefits and may provide options for delivering multifunctional areas for biodiversity as well as access, recreation and sustainable drainage. Green infrastructure should be planned in order to optimise its multiple benefits and, as part of wider green infrastructure networks, in order to support local biodiversity and healthy natural environments. This could be achieved through providing urban cooling, local flood risk management, local water quality improvements, carbon sequestration and local access to shaded outdoor space. Policy GRF 1 is one mechanism through which delivery of multifunctional areas for the Gillingham extension could be achieved.

Surface water drainage from roads and other hard surfaces in both rural and urban settings can have a detrimental impact on the water quality in rivers. The impacts of development on land outside the Local Plan sites, as a result of North Dorset being outside the requirement for five year land supply, risks leading to development without due consideration of wastewater and water supply, biodiversity and water quality impacts of development on rivers and wetlands.

The catchment partnerships would like to see the local plan consider the mitigation or compensation requirements for development close to the River Stour and its tributaries. We would welcome the development of a Green Infrastructure Strategy through the evolution of policy 15 for the North Dorset Local Plan area. In the interim the local plan should make reference of the need to; identify opportunities for developments to mitigate or compensate the impacts of new housing on the ecological function and connectivity of aquatic habitats. Whilst the requirement for each development area will be different for biodiversity mitigation, the key areas for consideration in development close to rivers or floodplains should include;

- Sustainable drainage; all developments should be assessed for their impact on both foul and surface water drainage. Sustainable surface water drainage should be integral to development, location specific and provide multiple benefits through adequately designed and maintained SuDS. A mechanism for funding their management in perpetuity should be required as part of the development permissions.
- Increased area of hard surfaces including the requirement for road infrastructure, roofs and gardens should be a consideration in development proposals; green roofs, water gardens and other green infrastructure options reduce the risks of surface water and sewer flooding; this builds in climate change resilience. New development should take into account the existing surface water flooding issues and issues with water entering the combined sewerage system and make provision in policy which mitigates against these impacts within the sub catchment upstream or downstream from strategic development locations through the plan area.
- Future requirements for alleviating urban flood risk in the face of an increasingly changeable climate should not increase in-river barriers to fish migration. Mitigation of existing barriers should be considered as part of existing biodiversity mitigation. The local plan should aid exploration of opportunities for upstream Natural Flood Management prior to defining urban flood defence.

- Secure mechanisms for land owners to be suitably incentivised to allow agricultural land to be inundated, provide flood alleviation and reduction of livestock densities in proportion with the area of land take for development should be secured.
- The Lawton concept of bigger, better and more joined up corridors and stepping stones for wildlife should be applied to the creation of floodplain habitats (wetland, woodland and lowland meadows) in the river corridors of the Stour and its tributaries as well as the Bere Stream in the Poole Harbour catchment. These habitats will provide benefits to water quality, flooding, flows and biodiversity.
- Water efficiency should be promoted in planning decisions. This will ensure climate change resilience in water supply.

Full integration of water and local planning delivery will improve the quality of the water environment and its multiple benefits including; greenspace amenity, economic development of sustainable fisheries and tourism.

In order to mitigate and plan for climate change this approach will avoid lock-in of future generations to a built environment that cannot adapt to climate change and deliver low/no regret options that will deliver benefits in the short term.

The Stour Catchment Initiative partners are supportive of the development of projects to deliver the objectives of the Gillingham Royal Forest. The wider project area extends across the parishes of Bourton, Silton, Gillingham, Buckhorn Weston, Kington Magna and parts of Motcombe and East and West Stour parishes. In order that the plans objectives are delivered in a consistent way across this area, and unlock the various funding opportunities that the partners can access, we would strongly support the continued inclusion of the Gillingham Royal Forest in the local plan.

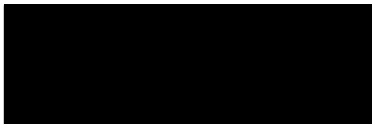
We welcome the reference to partnership working in relation to local planning in the Defra 25 Year Environment Plan. We would like to highlight the opportunities and actions relating to planning policy in the 25 year plan;

- Making sure that existing requirements for net gain for biodiversity in national planning policy are strengthened, including consulting on whether they should be mandated alongside any exemptions that may be necessary.
- Working with interested parties to reduce costs to developers by expanding the net gain approaches used for wildlife to also include wider natural capital benefits such as flood protection, recreation and improved water and air quality - streamlining environmental process, whilst achieving net environmental gains.
- Working with interested parties to improve and expand the range of tools and guidance that support biodiversity net gain approaches, including through the future incorporation of natural capital measures.
- Working with Ministry of Housing, Community and Local Government (MHCLG) and development professionals to explore ways in which design can contribute to environmental improvements, leading to better places in which to live and work and a reduced environmental footprint.
- Producing stronger new standards for green infrastructure.
- Exploring ways in which national spatial data and strategies could support and improve the benefits achieved through environmental net gain.

- Exploring the potential for protected species licensing to be expanded and include more species, delivering better outcomes for wildlife and a more streamlined process for development.
- Exploring, through ongoing MHCLG-led reforms of developer contributions, how tariffs could be used to steer development towards the least environmentally damaging areas and to secure investment in natural capital.
- Determining appropriate locations to pilot a revolving land bank for rural areas.
- Amending Planning Practice Guidance to clarify construction and ongoing maintenance arrangements for SuDS in new developments, tightening links with planning guidance for water quality and biodiversity.
- Considering changes to the National Planning Policy Framework and Building Regulations in the longer term to encourage SuDS.
- Improving existing arrangements for managing surface water flooding, and the outcomes delivered by Lead Local Flood Authorities and other risk management authorities, including water companies.

The catchment partnerships support the Gillingham Royal Forest projects that are currently in development, ensuring that they are aligned with the ambition of the Defra 25 year plan. We urge North Dorset District Council to support the ambitions of partners through the inclusion of the Gillingham Royal Forest (Policy GRF 1, 2003) in the local plan review process, as well supporting the inclusion and expansion of the ambitions of the project in the parishes Neighbourhood Plans.

Yours faithfully



On behalf of the Dorset Catchment Partnerships

Nicola Hopkins

Catchment Coordinator Poole Harbour and Stour Catchment partnerships.

