

For office use only	
Batch number: _____	Received: _____
Representor ID # _____	Ack: _____
Representation # _____	

NORTH DORSET LOCAL PLAN REVIEW

Issues and Options Consultation

27 November 2017 to 22 January 2018

Response Form

As part of the Local Plan Review (LPR), North Dorset District Council has prepared an Issues and Options Document for consultation. The Issues and Options Document, the Sustainability Appraisal and associated documents can be viewed online via:

<https://www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy>

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: 5pm on 22 January 2018. Representations received after this time may 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**. By submitting this response form you consent to your information being disclosed to third parties for this purpose. Personal details will not be visible on our website, although they will be shown on paper copies that will be available for inspection by members of the public and other interested parties.

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

Personal Details*		Agent's Details (if applicable)*
Title	Mrs	
First Name	Joy	
Last Name	Robinson	
Job Title(where)	Chairperson	
Organisation (where relevant)	Milborne St Andrew Parish Council	
Address	██████████ ██████████ ██████████	
Postcode	██████	
Tel. No.	██████████	
Email Address	████████████████████	

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.

The figure has not yet been confirmed by Government or tested through the Local Plan process in terms of the area's environmental and infrastructure capacity, and therefore the Parish Council consider it is too soon to agree that this is an appropriate figure.

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

Provided that there continues to a mechanism for Neighbourhood Plans to make such allocations, there is no need for sites to be allocated through the Local Plan process.

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.

See answer to Q 21 - any target suggested for rural areas, if continued, is likely to influence Neighbourhood Plan targets. The previous figure does not appear to have been given much thought, and yet the different circumstances of the 18 villages in terms of their constraints and local needs are material in determining what might be appropriate.

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.

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.

The consultation document suggests that local housing needs will be met primarily through rural exception affordable housing schemes coming forward over the plan period. As one of the 18 larger villages preparing a Neighbourhood Plan, no such sites have come forward and it is clear this is not something most local landowners are willing to offer where there is a chance that they will get sites approved outside the settlement boundary when the district does not have an adequate housing land supply. The Government have also made clear that if Neighbourhood Plans have not allocated sites they won't get the same degree of protection as those that have – so unless we allocate some sites Planning Officers will bow to the 'presumption in favour of sustainable development' and allow unplanned open market housing regardless.

As already mentioned, any target suggested for rural areas needs more thought than the last plan, based on a better understanding of those village's needs and available sites, and impacts on transport and other capacity. For example, in Milborne St Andrew there are real concerns about the impact of further development on the safety of crossing the main road, and the narrowness or lack of pavement in places, and also flooding. If villages are going to have some growth, these issues should be aired and a strategy to address these concerns should be produced.

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

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

A large scheme of 10 or more homes would be quite significant in Milborne St Andrew, and is something that would be better brought forwards through Neighbourhood Planning and ideally a Community Land Trust, with local people involved.

Where the Neighbourhood Plan process has rejected sites (having consulted widely), we can see this mechanism being used as a way for landowners to still get their site developed for housing, in locations which the community have made clear that they do not want development.

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

This has not produced any offers in Milborne St Andrew. On this basis we think it would be better to have a starting point of 100% affordable housing so that it is clear that this is an altruistic offer. A possible exception could be to allow a plot for that landowners' family where they intend to stay in the village (so perhaps conditioned as a starter home or similar).

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

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

Milborne St Andrew does not have a Conservation Area Appraisal, so there is no understanding of the historic significance of those green spaces from a heritage basis, so this protection is weakened. It is also unfortunate that there appears to be no record kept explaining their original reason for designation – there is at least one IOWA in the village for which the Neighbourhood Plan Group can see no clear reason for its selection over other spaces. We would suggest leaving this type of review to the Neighbourhood Plan process, and ask that NDDC commit more resources to undertaking Conservation Area Appraisals where these are long overdue.

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

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

Yes

No

There is a lot of volunteer and community effort being put into the Neighbourhood Plan, and it would be good to see this effort rewarded by the next Local Plan including specific reference to Milborne St Andrew, and reflecting the issues and evidence and consensus reached.

It would also be useful to have a clear steer how, if the Neighbourhood Plan is adopted before the Local Plan, that being more up to date it won't simply negate all policies. Perhaps further thought could be given to differentiating between the strategic and non-strategic elements of each policy, as some of the strategic policies currently contain very precise details.

Signature: Joy Robinson

Date: January 21, 2018

If submitting the form electronically, no signature is required.

When completed please send form to planningpolicy@north-dorset.gov.uk