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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	Mr	
First Name	John	
Last Name	LOOSEMORE	
Job Title(where		
Organisation (where relevant)		
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 80px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 40px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 180px; height: 15px;"></div>	

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.

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.

See email sent earlier today with additional comments on all the above points

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.

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: John loosemore

Date: 22/01/2018

If submitting the form electronically, no signature is required.

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

Fiona Ajram

From: John Loosemore [REDACTED]
Sent: 22 January 2018 13:23
To: PlanningPolicy NDDC
Subject: North Dorset Local Plan Review - Q25 & Q26 Self Build Housing

Dear Sir/Madam,

I would like to comment on the various points a-f on question 25 and question 26 in the local plan review document.

I have been seeking a single plot for my own self build ever since the registers have been available and found nothing so far, as it appears whilst there is a register held by the Local Authority, there is no procedure or way of interested parties being made available of potential plots.

I note those registered on the North Dorset Register (which I am not currently) are generally seeking single plots. This is the same as myself and as a guess many interested in this are people who would like the opportunity to build their own homes, which are likely to differ from what is generally available by mainstream developers and often to a better quality and higher standard of insulation.

From the above my comments on the local plan review are:-

Q25 a) The current system appears to be doing very little if anything at all towards achieving this aim, so suggest a) is not currently a sensible option.

Q25 b) Updating policy 7 may well help but the point that most interested self builders want single plots must be the focus of delivery.

Q25 c) Most applicants including myself are unlikely to want a plot on part of a larger modern development but a single plot. Putting a requirement on sites above a certain size could restrict delivery of new housing generally and delivery of a complete site within a sensible timescale. This is likely to frustrate developers who wish to start, build out and complete a site in as short a timespan as possible. This could frustrate adoption of estate roads and sewers and leave developers with responsibility and liability for those aspects long after normal open market and affordable housing has been completed if self build plots not taken up quickly and developed.

Q25 d) This would appear the most sensible and realistic option provided that would more than likely satisfy your average self builder and I would support this view. I am not so sure how the controls over resale might be handled and suggest if this is a S106 agreement could start putting people off and push up costs of getting a developable consent. If the self built dwelling is being built to a particularly high standard in design, materials and insulation then allowance for this should be made and therefore a restriction on future selling price could restrict this aspect of the build, as potential self builders may not want to spend so much on a high quality build if cannot recover costs on future resale.

Q25 e) This could be an option but likely to have very limited appeal and gets complicated if dealing with public bodies. Again, how will self-builders get to know about the plots??

Q25 f) Whilst this could be an option for larger self build complete estates, unlikely to be practical for single plot interested parties. Suggest this has good intentions but in practise unlikely to help for numbers registered and needs stated.

Q26. Other options could be similar to other permitted development rules now in place for farm buildings and conversion of small industrial buildings to residential. If there was scope for self builders who are prepared to build something of what would be considered exceptional design and quality then these should be considered on a plot by plot basis. I suggest many self builders are now considering barn conversions or similar as they are starting to feed into the market. If buildings are beyond simple repair/conversion then there should be the option to demolish and re-build (saving 20% vat) rather than being forced to undertake potentially expensive conversions on buildings no longer practical for dwellings.

Self builders would I suggest want things as straightforward and simple as possible at planning stage avoiding S106 agreements or any other restrictions that may make it difficult for them to secure lending for mortgage purposes. bank and building societies are still very careful about lending criteria and anything that could result in a resale being restricted or market prices reduced could affect lending criteria.

Regards

John Loosemore