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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	MRS	
First Name	JULIE	
Last Name	TURNER	
Job Title(
where		
Organisation (where relevant)		
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.

I can only answer for what I see is happening in Shaftesbury.

Recognise there is a need for house (indeed my own son will want to stay and buy a first-time property in Shaftesbury) but the type and distribution of this housing is very important. The East of Shaftesbury is becoming over-loaded with new housing and, as the fields get taken away, it is losing its rural community feel. There is a high % of social housing in the recent housing development, over and above the % stated originally – rumour has it this is because they could not be sold privately?? The number should be reduced so that the East side of Shaftesbury does not become the poorer neighbour of the area.

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.

The conclusions are there but I feel that some of them are just given lip service and are not really considered to be that important to planning. They get pushed aside by the more headline-busting desire to build.

Building outside of the settlement boundaries will give those developments a different identity – Dorset or Wiltshire?

The importance of the heritage, culture and ambience of Shaftesbury should not be ignored or put to one side as of minor consequence. The narrow high street is indicative of a small settlement yet further concentration of building and over expansion on one side of the town could destroy the feel of a rural community. With the green fields gone, it becomes a huge maze of houses with little identity of its own and no open spaces in between the housing – a little children's playground does not suffice.

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.

The addition of school, health centre and recreation/community facilities to complement the building plans is acknowledged in the plan but this was mentioned last time and nothing materialized. Instead we now have a medical centre and primary schools that are bursting at the seams. These issues MUST be addressed BEFORE any more fields are sold off and further house building takes place. Find the suitable locations for a new school/new medical centre (perhaps a new primary school could go in the existing medical centre area to save looking for 2 plots of land?) before the land is sold for residential.

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.

Yes – but sympathetic to the type of village and the style of housing.

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

Affordable housing for local people to maintain and keep the young adult population in the town. Not an excess of social housing for those outside of the area.

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.

There is always a feeling that these issues are decided even before consultation – and it cannot be denied that more housing will be needed if we are to keep the younger population in Shaftesbury. However, the consequences of the recent housing developments in the area cannot be ignored. The pressure it has put the schools and the medical centre under should be addressed before any more building takes place.

The style of the recent housing developments seem out of character with the existing town and should be more sympathetic to the local building styles and materials. Dorchester seem to have managed that as have many other places. Shaftesbury seems to get the 'cheaper end' of the deal.

The nature of the town is changing – not all for bad – the high street at Christmas looked lovely and to see the Christmas lights along the narrow, cobbled streets highlighted the heritage of Shaftesbury. The A350 running through the town does divide the town in two – the original Shaftesbury and the new developments tagged on. A new bypass may help to solve that.

Public right of ways that once led across the fields, for lovely countryside walks, are now passing through housing estates and taken away the feeling of a rural community. What is left, needs to be protected.

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: 21`1.18

If submitting the form electronically, no signature is required.

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