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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	Miss	
First Name	Stephanie	
Last Name	Lamb	
Job Title(<i>where</i>)		
Organisation (<i>where relevant</i>)	Land Value Alliances	
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

See attached document.

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

To allow all settlements to have some growth reflecting their current size and capacity. To encourage a balance of new housing across the district.

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

See attached documents

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

See attached documents

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

Land in area 'B' East of Higher Blandford Road can be brought forward immediately

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

See attached document.

Development should also be allowed across the smaller villages commensurate with their size.

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 documents.

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

Yes

No

Signature: S. Lamb

Date: 22/01/2018

If submitting the form electronically, no signature is required.

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



Planning Policy
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset
DT11 7LL

22 January 2018

North Dorset Local Plan Review - Issues and Options Consultation November 2017

This representation is submitted to North Dorset's Issues & Options consultation.

Comments in relation to Future Housing Growth

As acknowledged in the Issues and Options document, the government's proposed standard method for calculating local authorities' housing need, as set out in the recent consultation paper on further measures set out in the housing white paper to boost housing supply in England (14 September 2017 – 9 November 2017), the indicative proposed formula suggests 366 dwellings per annum for North Dorset. It is therefore welcomed that North Dorset (NDDC) are addressing this pro-actively and proposing to adopt the target of 366 dwellings per annum.

NDDC are however currently unable to demonstrate a five-year supply of deliverable housing sites and have been unable to for some time. Since the adoption of the Local Plan in 2011 until March 2017, NDDC recorded an average completion rate of only 214 dwellings per annum (pa), despite a target of a minimum of 285 dwellings pa. A shortfall of 424 dwellings within the first six years of the plan period therefore exists.

LVA believe that whilst using the standard methodology as a foundation for its future housing requirement is a positive approach by NDDC, the shortfall remains within the Plan period and is so significant, that it needs to be accounted for within the next five years, over and above the new minimum target of 366 dwellings pa.

It is important that the Council ensure and maintain flexibility within their supply of housing land, in order to respond to current and future changes in circumstances. Whilst policies relating to housing should include references to the presumption in favour of sustainable development. In instances where a five-year land supply is not demonstrable, mechanisms should also be in place, and flexibility provided, for development located outside of development areas (settlement boundaries).

Comments in relation to Spatial Strategy - Housing Distribution and Rural Settlements

In selecting appropriate locations for further future development, the Council should seek to distribute housing growth to a broad range of settlements, on sites that are deliverable. This will assist in securing a continuous supply of land for housing. New development should be coordinated to the most sustainable settlements and locations in North Dorset.

LVA believe that whilst the Main Towns are clearly primary locations for development, NDDC should look beyond the four Main Towns and the proposal to accommodate market housing in Stalbridge. Several of the 'Larger Villages' have capacity and sustainability to direct growth to - Bourton, and Pimperne for example

In addition, growth within rural, sustainable settlements would ensure that existing services and facilities continue to be viable. The North Dorset area very much encompasses a rural region. The Local Plan Review should respond positively to the needs of rural communities by providing new housing and employment in appropriate rural locations. The Local Plan Review should promote sustainable development in such rural areas that preserves and enhances rural vitality and viability. One of overarching roles that the planning system ought to play, as identified within the National Planning Policy Framework (NPPF), refers to taking '*account of the different roles and character of different areas*' and '*recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*'

It is evident that the Council will need to significantly boost housing delivery to ensure that any new emerging overall housing requirement is met in addition to addressing the previous shortfall, and the Council must take the Local Plan Review as an opportunity to appropriately plan for the future needs of the District. LVA consider it essential that the needs of sustainable rural settlements across the District are assessed and a suitable level of growth apportioned to them through application or specific allocations.

Please see the associated appendices included as part of this submission.

Land Value Alliances

Enc:

- Appendix 1 – Gillingham Area I
- Appendix 2 – Gillingham – Area K
- Appendix 3 – Bourton
- Appendix 4 – West Stour

Appendix 1

Gillingham

There are a number of significant constraints to development in North Dorset, including two AONBs, and consequently the Council has placed most emphasis on delivering housing at Gillingham, which is less constrained than other parts of the District and also has a number of benefits in terms of sustainability.

The Local Plan defines Gillingham as one of the two Main Service Centres and is allocated for a Southern extension, providing 1,800 of the targeted 2,200 homes in the settlement during the plan period. The delays on this project are well documented and timescales are now pushed far beyond what was initially anticipated, with an outline application for the first 961 dwellings only submitted in January 2018.

Aside from the delay in delivery of this strategic project and although a highly sustainable settlement, Gillingham urgently requires improvements to its infrastructure, namely a solution to the congestion on and around the only vehicular crossing over the railway bridge, Newbury and the junction with New Road, which serves as the only vehicular access to/from the southern expansion area.

LVA therefore believe that Gillingham must take more development to contribute towards the housing supply. NDDC should be pro-actively planning for delays on existing strategic projects and infrastructure constraints by ensuring further housing allocations are made through the Local Plan Review in areas that are immediately developable and are not reliant on infrastructure upgrades etc.

Gillingham – Area I

We note that NDDC have analysed areas in every direction outside of Gillingham and LVA agree that the area identified as Peacemarsh (Area I) has possible development potential.

East of Pound Lane, Gillingham – Approx. 17.75 acres

Part of a site adjoining Pound Lane was assessed in the March 2012 SHLAA (Ref 2/20/0450) and was deemed suitable for development, but not achievable due to the sites location outside of the settlement boundary (although adjoining) and therefore seen to have longer term potential.

As NDDC are now in a position that they must consider additional sites, this is now an immediate candidate for allocation due to its connectivity to the town and good road frontage.

It does comprise part of the Wyke Conservation Area. However, the site is well screened from the main B3081 road and hedgerows run along other boundaries. This along with sufficient design and mitigation measures would ensure the sites impact on the Conservation Area is limited. The site lies outside of any flood risk zones.

The site is largely surrounded by built form, comprising large plots to the south, and higher density built form to the east, LVA consider that part of this site should be developed in such a way that will enhance the surroundings and deliver improved public access to the

conservation area. It has the ideal potential to offer a high-quality, low density development that will provide this gateway into Gillingham with a pleasant transition from the characterful Wyke Hall to the higher density dwellings.

LVA consider the site to be developable, available and can be delivered in the short term to assist with housing numbers. Given its sustainable location, there are no in principle restrictions inhibiting delivery. The site should be taken forward as a preferred option within the Local Plan Review.



Appendix 2

Gillingham – Area K

We note that NDDC have analysed areas in every direction outside of Gillingham. LVA strongly disagrees with NDDC's assessment that the area known as Colesbrook does not have development potential. The concerns regarding landscape, water quality, heritage assets, flooding and coalescence with Milton on Stour are raised, these issues are only applicable to parts of 'Area K', not all of it.

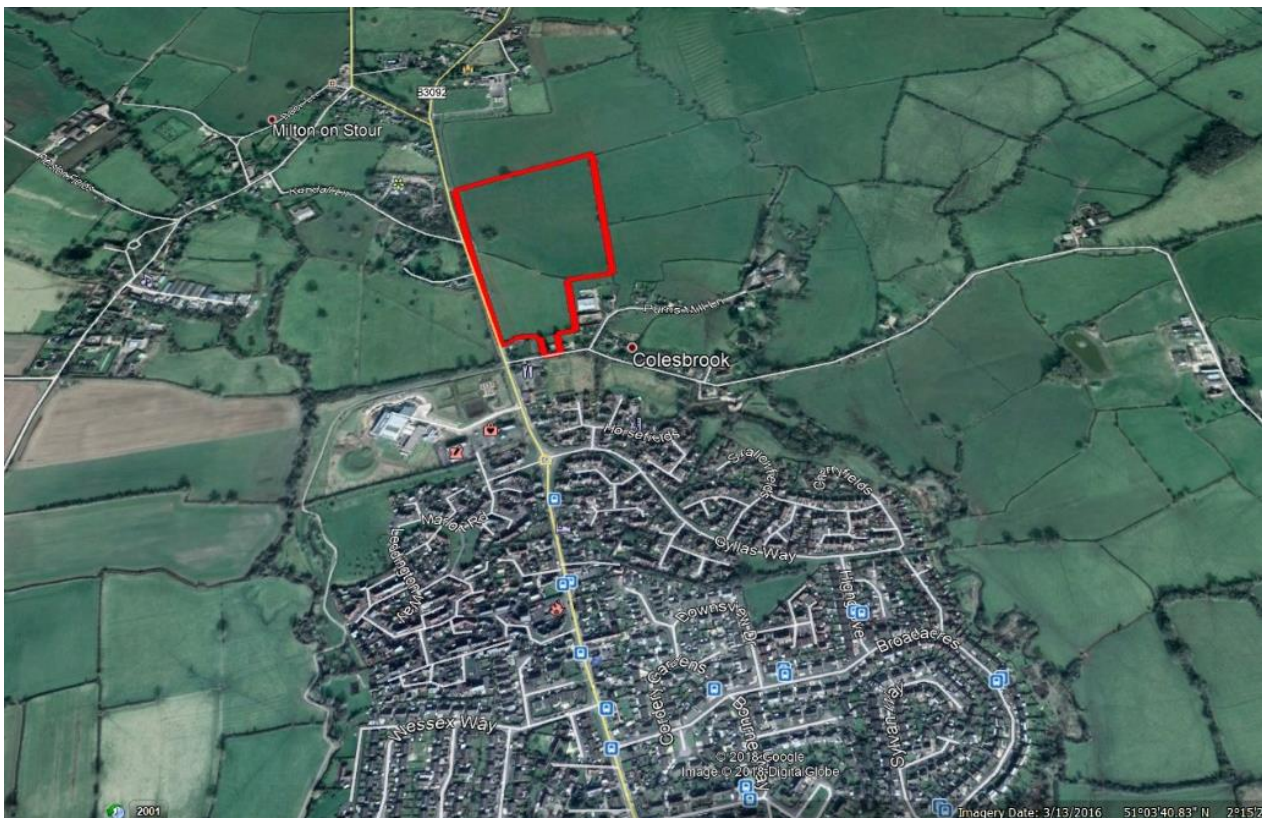
Land Lying to the East of the B3092 – Approx. 19.5 acres

Part of a site adjoining the settlement boundary at the North of Gillingham, off the B3092 road (plan attached) was considered developable in the March 2012 SHLAA (Ref 2/20/0456) and considered as having longer term potential, as it is outside of the settlement boundary.

The site is relatively flat, has suitable access, is within walking distance of a range of facilities such as two schools, a doctor's surgery, shops, bus stops as well as plenty of employment opportunities. It has an excellent provision of footpaths for access to the town. Mitigation measures, suitable design and landscape treatment etc can sufficiently mitigate against constraints including the newly established Colesbrook Conservation Area (which adjoins the site boundary). The site lies outside of any flood risk zones.

Furthermore, the area to the North of the site can be established as the long-term, green buffer zone to the north to ensure a clear, divisive boundary between Gillingham and Milton on Stour to prevent the issue of coalescence between the two settlements.

LVA consider the site to be developable, available and can be delivered in the short term to assist with housing numbers. Given its sustainable location, there are no in principle



restrictions inhibiting delivery. The site should be taken forward as a preferred option within the Local Plan Review.

Appendix 3

Bourton

LVA believe NDDC should look beyond the Four Main Towns and Stalbridge to allocate development beyond simply their local need.

The Council must make certain that sufficient land is allocated for development across the districts' settlements to meet the housing requirements. This should include providing a supply of specific small to medium scale deliverable sites in sustainable small to medium settlements. This will enable significantly more certainty and clarity in terms of housing delivery, assisting with the Council's five-year supply of housing land.

Furthermore, directing additional suitable growth to rural settlements will result in several benefits for their ongoing vibrancy. Many villages face numerous issues related to their future vitality, including older populations, a decrease in young residents and a lack of affordable housing. Unless these issues are addressed through the provision and allocation of new open market and affordable housing, communities in villages may stagnate and be unable to prosper and further develop. Sustainable growth at small and medium villages is essential to ensure that they continue to thrive. Without proactively planning for growth, it is difficult to envisage how the Council will address the housing needs of the rural areas in a suitable, sustainable and effective way.

The Local Plan Part 1 has generally not 'allocated' sites but has instead identified 'broad locations for growth' with the intention that either Local Plan - Part 2 or Neighbourhood Development Plans would allocate sites and amend settlement boundaries. Bourton's Neighbourhood Plan opts not to allocate any sites. However, this contradicts NDDC's proposed increase in housing requirements.

Bourton benefits from a school, village hall, public house, church, petrol station containing convenience services and post office. This renders the settlement very sustainable and capable of delivering housing numbers.

Voscombe Farm – Approx. 5 acres

Voscombe Farm and its associated land lies on the West side of the village and was partly assessed (Ref 2/05/0454) in the March 2012 SHLAA. It was deemed suitable for development with long term potential due it being outside of the settlement boundary.

The site slopes from east to west, has good road frontage and is within walking distance to the villages' facilities.

Policy 5 of the Neighbourhood Plan identifies two potential sites deemed suitable for the development of a village hall and the provision of associated amenity space. It was stated that a small housing development (0.3h) may also be provided on the site in order to make the release of the land viable for the use of a village hall and associated amenity space.

Voscombe Farm was considered as part of this process and featured as one of three shortlisted sites. A Landscape Visual Impact Assessment was produced for Bourton Parish

Council, which concluded that the replacement of the existing agricultural barns was a positive in visual terms and that housing development could be arranged so that the development would not be visually prominent.

LVA consider the site to be developable, available and can be delivered in the short term to assist with housing numbers. Given its sustainable location, there are no in principle restrictions inhibiting delivery of the site. It is sites such as this, in villages such as Bourton, which will make a valuable contribution towards the Council's housing land supply.



Appendix 4

West Stour

LVA believe NDDC should look beyond the Four Main Towns and Stalbridge to allocate development beyond simply their local need. Amending the existing spatial strategy to allow limited growth at Stalbridge would not go far enough in itself to address the districts' need for housing.

The Council must make certain that sufficient land is allocated for development across the districts' settlements to meet the housing requirements. This should include providing a supply of specific small to medium scale deliverable sites in sustainable small to medium settlements. This will enable significantly more certainty and clarity in terms of housing delivery, assisting with the Council's five-year supply of housing land.

Furthermore, directing additional suitable growth to rural settlements will result in several benefits for their ongoing vibrancy. Many villages face numerous issues related to their future vitality, including older populations, a decrease in young residents and a lack of affordable housing. Unless these issues are addressed through the provision and allocation of new open market and affordable housing, communities in villages may stagnate and be unable to prosper and further develop. Sustainable growth at small and medium villages is essential to ensure that they continue to thrive. Without proactively planning for growth, it is difficult to envisage how the Council will address the housing needs of the rural areas in a suitable, sustainable and effective way.

The spatial strategy in the new Local Plan Review should take a positive and proactive approach to reasonable developments in villages such as West Stour, where such developments are well located to the settlement and the quantum of development can be proportionate to the size of the settlement.

West Stour is a relatively small settlement, however benefits from a church, a village hall, a public house with Bed & Breakfast and a petrol station with associated convenience store. The Dorset Showground also resides within the village. West Stour sits upon the main A30 road and therefore benefits from good travel and transport links. The main settlement of Gillingham, which has several services and facilities is approximately 2 miles away and the 'Larger Village' of East Stour is 1 mile away, which has two public houses, a village hall and a farm shop. A school is also nearby. West Stour therefore achieves a 'sustainable' status. LVA believe the settlement should benefit from proportionate growth to help achieve the Councils' future housing targets.

Three Sites in West Stour – Total Approx. 33.75 acres

The sites contain relatively flat land, with a slight slope north to south on the largest site. They all have suitable road frontages of which access should be achievable and provide suitable connections for future residents to access the villages' facilities by foot.

There are no residing constraints which would prevent development in principle. The sites lie outside of flood risk zones. The largest site is partially adjacent a Conservation Area and the whole settlement lies within the Limestone Ridges Landscape Area. Mitigation

measures, suitable design and landscape treatment etc can sufficiently mitigate against these constraints and would therefore not prevent development.

LVA consider the sites to be developable, available and can be delivered in the short term to assist with housing numbers. Given their sustainable locations, there are no in principle restrictions inhibiting delivery. The site should be taken forward as a preferred option within the Local Plan Review.

