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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	Laura	
Last Name	Scott Walby	
Job Title(<i>where</i>)		
Organisation (<i>where relevant</i>)		
Address	<div style="background-color: black; width: 150px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 120px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 90px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 60px; 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.

366 homes per year is not sustainable. The East Dorset Housing Market Assessment is not based on an addition of the actual need of the constituent parts of the North Dorset Area, but a rounded down approximation of larger, more populous and urban areas including Bournemouth, Poole, Christchurch, Ferndown, Wimborne and Verwood. As such it ignores the rural character and needs of rural communities to stay rural and is contrary to DEFRA guidelines which state that rural needs and identity should guide all policymaking in service provision across the public sector.

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 Shaftesbury

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.

Land to the east of the bypass is developed into housing it will not link up with a future access to the Charlton and Spetisbury bypass. Either build on land to the west of Blandford or make the bypass into a dual carriageway.

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.

As above.

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.

Any housing to the east of Shaftesbury will only add to traffic on the A350 and C13.

Preserve policy 18 in respect of the Eastern Bypass. Until the Highways review is undertaken you cannot say that funding will not come forward.

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.

Reserved corridor for A350 Shaftesbury bypass. Additional Health services doctors surgery - Hospital with dedicated inpatient beds. Local commercial retail sites for convenience stores.

Bus station.

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.

You have not addresses how the failure to maintain a five year housing supply will impact on the villages, if at all. Developers are presently arguing that Settlement Boundaries can be ignored because of the failure to supply a five year stock of housing land. This needs to be dealt with ezspressly in the Local Plan so that developers cannot put forward proposals for open market housing that are outside the defined Settlement Boundary.

You have not defined what local need is with respect to the villages. Local need should mean addressing the shortfall in homes that local people from those villages can afford, not just those qualifying for affordable homes. Villages need to supply open market homes that are affordable and reserved for local people to occupy in order to address the outward migration of working age families to the four main towns or the South East conurbation. You need to state explicitly that the villages are not obliged to provide housing for the needs of the population of East Dorset HMA. Villages should be obliged to provide for the needs of their own current or historically connected Parish residents only.

In villages that have identified SHLAA sites or Neighbourhood Plan sites (even if the Neighbourhood Plan is not yet made) these should be used first and development strictly controlled outside Settlement Boundaries, or on other sites notwithstanding a lack of a five year supply across the district.

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. x

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 x

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 x

No

a. Allowing serviced plots to come forward under the current development plan policies.

Yes x

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 x

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 x

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 x

No

e. Identifying land in public ownership which would be sold only for self-build development.

Yes x

No

f. The use of Local Development Orders to facilitate self-build development.

Yes x

No

26. Are there any other approaches that could be used to meet the demand for self-build housing?

Yes x

No

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

If housing land which has been allocated under the SHLAA does not come forward with a developer led planning application within 5 years of being accepted then it should be made the subject of a LDO and made available to meet self build demand for people with an existing local connection to the Parish at a market rate.

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 Other policies may change or be negotiated down.

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.

29. The land earmarked for the Shaftesbury bypass cannot be released in advance of the Roadbuilding review to be carried out. Just as you cannot say that funding will be available you cannot say that it won't. If the LEP paid for an upgrade to the A338 it may commit funding to a solution to the A350/C13. Including a Melbury Abbas bridge or relief road.

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: Laura Malcolm and Jessica Scott Walby

Date: 22.01.2017

If submitting the form electronically, no signature is required.

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