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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 | Saskia | |
| Last Name | Cosgrove | |
| 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 don't think there should be any further development in Shaftesbury and this figure seems to be incompatible with the amount of housing required for the residents of North Dorset. Granted there will always be some movement of populations from county to county but having witnessed the development of the new estate in Shaftesbury, some of the people living there have simply been re-housed from completely different areas and not particularly by their own volition. It seems these housing figures are dictated by the national government and simply spread across the country with no proper assessment for the actual needs of the locals. I feel that Shaftesbury has already taken its fair share of new housing with the new estate on the A30 and consent for 170 new houses at Littledown, 195 at Wincombe Lane North and the new retirement properties at Bimport / Coppice St and the old ATS premises.

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.

Please see my comments at the end of this document

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.

Education, health services, utilities (I understand that there are sewage issues at the new estate), employment.

Carbon footprint assessments.

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.

Create a register for people to express an interest in self build opportunities in order that the council will have real figures about how many people would like to self build. As such the council can contact them when plots come available.

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.

Shaftesbury is a unique hilltop market town with unbeatable views and a history dating back to Saxon times. It is this unique character that gives it a strong draw for tourists. The town centre, the festivals, Gold Hill and its magical views, the spirit of this community that is small enough to feel at one with each other yet big enough to feel in touch with the outside world is now being compromised by these exaggerated house building programmes. I don't believe that these houses are being built for the needs of North Dorset, the population here can't be growing that much, who are they being built for but to re-house people who have no connection / nor desire to necessarily live here. All this development is going to do is to alienate the locals, compromise the views and heritage of the town which is precisely what brings in the tourism. The tourism ensures that the local shops are of a certain character and quality and obviously this all keeps the local economy afloat. Destroy the essence of this beautiful town by building lots of estates sprawling out of the central area and you will lose the tourists and alienate the locals.

I feel completely let down that the council have even considered including sections G, F, E and D in the potential expansion when these are the stunning corridors that people look down on from Shaftesbury and make it such a unique and beautiful example of the English landscape. Thomas Hardy's Shaston. When people choose to come and visit Shaftesbury, they support the local trade / the Arts Centre / various festivals and events that take place here and they are drawn here, primarily because of the golden views that nature has blessed us with from the top of Gold Hill, Castle Hill, Abbey Walk and the view back to Shaftesbury from Melbury Beacon.

Why on earth would you believe that allowing the development of large estates within any part of these views would be good for the future of Shaftesbury and its businesses?

With the number of houses already built on the new estate on the A30 Salisbury Road, plus a further 96 being built (Chilmark Glade), the consent for 170 houses at Littledown, the 195 that are due to be built at Wincombe Lane North, the retirement properties on Bimport, Coppice Street and the old ATS premises. Why isn't this enough? I truly feel that any further expansion with estates popping up on the green belt is beyond acceptable. At the same time there is the plot that has planning permission for commercial development on the Salisbury Road which has been on the market for a while now, why not just convert this to residential development land and be done with it and then stop any more development?

I am all for a few houses being built in infill areas here and there, extensions, redevelopment of existing houses (from 1 ugly house to 2 / 3 attractive eco friendly houses), farm buildings etc. and potentially occasionally stretching to a limited (gentle) extent into farmland but this should be done with sensitivity and with a focus on a minimal carbon footprint and not with the practice of cramming masses of houses of questionable quality by questionable developers on to swathes of green belt.

At the same time, while the council have allowed these new estates to be built, all the promises of a new primary school, improved healthcare and shops within the new estates have been overlooked. The medical centre is completely oversubscribed, the doctors and nurses all seem stressed and one senses don't really have the time to listen to you properly, there isn't enough parking, the pharmacy is stretched and the primary schools are now oversubscribed. The only shop that has been introduced to the new estate on the A30 is a funeral parlour!

What makes me laugh is that when you look at all the brochures selling the new homes, the FIRST thing they say is "The BEAUTIFUL / HISTORIC / MARKET TOWN of SHAFTESBURY is also home to the ICONIC GOLD HILL". I quote Persimmon 'Surrounded by the beautiful Dorset countryside.....
A large part of Shaftesbury's history is preserved in its charming old streets'

So Shaftesbury is exactly this, in its current state. If you then destroy this with the ridiculous amount of development of new estates that you are proposing, none of these selling points will apply any more and you'll just end up with a sprawling amount of estate housing that not only is a blot on the landscape but completely overwhelms the charm of this beautiful, historic, unique, market town. Tourism will be depleted and local businesses will fold and the locals will lose their sense of community. The festivals and events that add to this charm and exist because of the locals, their inspiration and their motivation, may become a thing of the past.

Is this what the council want for Shaftesbury? I know it's not what I would like and leaves me deeply saddened and I can also say that many other locals are of the same opinion.

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: Saskia Cosgrove

Date: 20th January 2018

If submitting the form electronically, no signature is required.

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