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| Representation # _____ | |

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 | See 'Organisation' | Miss |
| First Name | | Nicole |
| Last Name | | Stacey |
| Job Title(where) | | Associate Director |
| Organisation (where relevant) | Shaftesbury LVA LLP | PCL Planning Ltd |
| Address | c/o Agent | ████████████████████ ████████████████████ |
| 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.

The figure of 366 dwellings per annum is as per the indicative figure included in the Government's Housing Need Consultation Data Table, using their proposed standard approach for calculating housing need.

It would be helpful if further information were provided to explain how the figure of 366 dwellings has been arrived at, in accordance with the Government's methodology for sake of completeness.

As acknowledged by the Council, it is currently the Government's commitment to introduce this standard methodology but is only at an early stage of consultation and may be subject to change. The Council may therefore need to review its approach to housing need for the LPR period as the plan progresses.

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.

No evidence has been presented to demonstrate why a higher level of growth should be accommodated at Stalbridge. It is unclear from paragraphs 5.12 – 5.14 of the consultation document exactly what the Council's proposals are with respect to Stalbridge and what would be considered to be 'limited growth' rather than 'growth to meet local needs' which is currently referred to in the adopted Local Plan. Further information is therefore required in order to be able to comment on this matter.

PCL Planning supports the Council's view (set out at paragraph 5.12 of the consultation document) that the four main towns in the District should continue to be the focus for growth through the LPR process. As recognised in the adopted Local Plan, whilst each of the towns have their own distinctive characteristics, they are all service centres with a range of facilities that serve their respective hinterlands (paragraph 2.21 of the adopted Local Plan).

Shaftesbury, together with Gillingham, serves the needs of the northern part of the District and parts of Wiltshire immediately east of the town. The town is the third largest in terms of population in the District and supports a wide range of services and facilities. The town should continue to be the focus for growth including both market and affordable housing.

PCL Planning are of the view that new housing should also be provided across all village settlements in NDDC in a proportionate manner reflecting the size of the existing settlement.

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.

Whilst PCL Planning support the conclusions specifically with regards to Area of Search B as being suitable for development, it is unclear what information the Council has used to identify the 'issues' set out in the Table (pages 56 – 59) and how these relate to the assessment of development potential.

The majority of Area I is situated within the Cranbrone Chase AONB. Para 115 of the NPPF is clear that great weight should be given to conserving the landscape and scenic beauty of AONBs, which have the highest status of protection. There is little comment in the consultation document to distinguish between areas within/outside of this designation. There are available and suitable sites which are not within this designation and which should be considered in advance of sites which are within a sensitive landscape area.

Land to the east of Higher Blandford Road and south of the A30 Salisbury Road (outlined red on the enclosed Site Location Plan at Appendix A) is a single, well-contained, parcel of land within the wider Area of Search (B). The site is not subject to any specific landscape or other designations. The site is bounded to the north and east by existing highways with residential built form beyond, whilst to the

east the site is bounded in part by an agricultural machinery business and land which is already allocated for employment purposes within the Local Plan (see plan at Appendix B). The site is, therefore, effectively enclosed on three sides by existing development, with further development proposed to the east.

This site is well related to the town and is within both walking and cycling distance of local services and facilities within the town centre.

The topography of the site is relatively flat and any proposed development would be viewed within the context of the existing and proposed surrounding development at Shaftesbury. The proposed development could be suitably designed to respect and reflect the character of the area and the introduction of development on this site would not appear visually intrusive or prominent and would not have an adverse impact upon the character of the area or the wider locality.

The landowner has already undertaken detailed work to fully consider relevant development matters including ecology, landscape, noise, drainage and heritage.

With regards to the setting of the AONB and landscape and visual impact, a full analysis and assessment of impact has been undertaken based on the guidance of officers. It is clear that through good design, layout and overall landscape treatment of the site, any potential landscape and visual impacts can be mitigated. In fact, a greater appreciation of the views towards the AONB can be afforded by the provision of public open space within the site, secured by appropriate planning conditions.

This site is the most suitable site for new housing in Area B and could be brought forward at an early stage for residential development, to help meet the acute housing needs of the town. The site is capable of delivering a range of benefits including market and affordable housing, public open space and landscaping. We propose that this site be considered and incorporated into the settlement boundary of Shaftesbury as a site allocation for residential development.

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.

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 Covering Letter](#)

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

Yes

No

Signature: N Stacey (PCL Planning Ltd)

Date: 18/01/2018

If submitting the form electronically, no signature is required.

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

Our Ref NS/PCL/1416
Date 22nd January 2018



PCL Planning Ltd



Planning Policy (North Dorset)
South Walks House
South Walks Road
Dorchester
DT1 1UZ

By email to: planningpolicy@north-dorset.gov.uk

Dear Sir/ Madam,

NORTH DORSET LOCAL PLAN REVIEW (LPR) – ISSUES AND OPTIONS CONSULTATION

We write on behalf of our clients Shaftesbury LVA LLP in relation to the above consultation.

Please find enclosed a completed representations form which sets out our responses to a number of the specific questions which have been raised by the Council.

As you will be aware, we are promoting land to the south of the A30 and east of Higher Blandford Road, as shown outlined red on the attached plan at appendix 1. The site is a single parcel of land in the ownership of our client which adjoins land which is already allocated in the existing Local Plan for employment development, and existing residential development to the north and west (as shown on the plan at appendix 2).

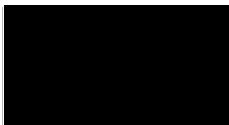
We wish to support the Council's recognition that the site (which is within the Shaftesbury Area of Search B of the document) has clear development potential. In our view, this site represents one of few opportunities to deliver a highly sustainable residential scheme within close proximity to the town centre.

The site could be brought forward at an early stage in order to help meet the housing needs of the town and could provide a range of benefits including much needed market and affordable housing, open space and landscaping. We propose that this site be considered and incorporated into the settlement boundary of Shaftesbury as a site allocation for residential development.

Thank you for the opportunity to comment. We trust that the comments we have provided will be taken into account in the Council's consideration in the preparation of the LPR.

We would welcome the opportunity to discuss the site with you further and request to be kept informed of further developments/ consultations relating to the LPR as it progresses.

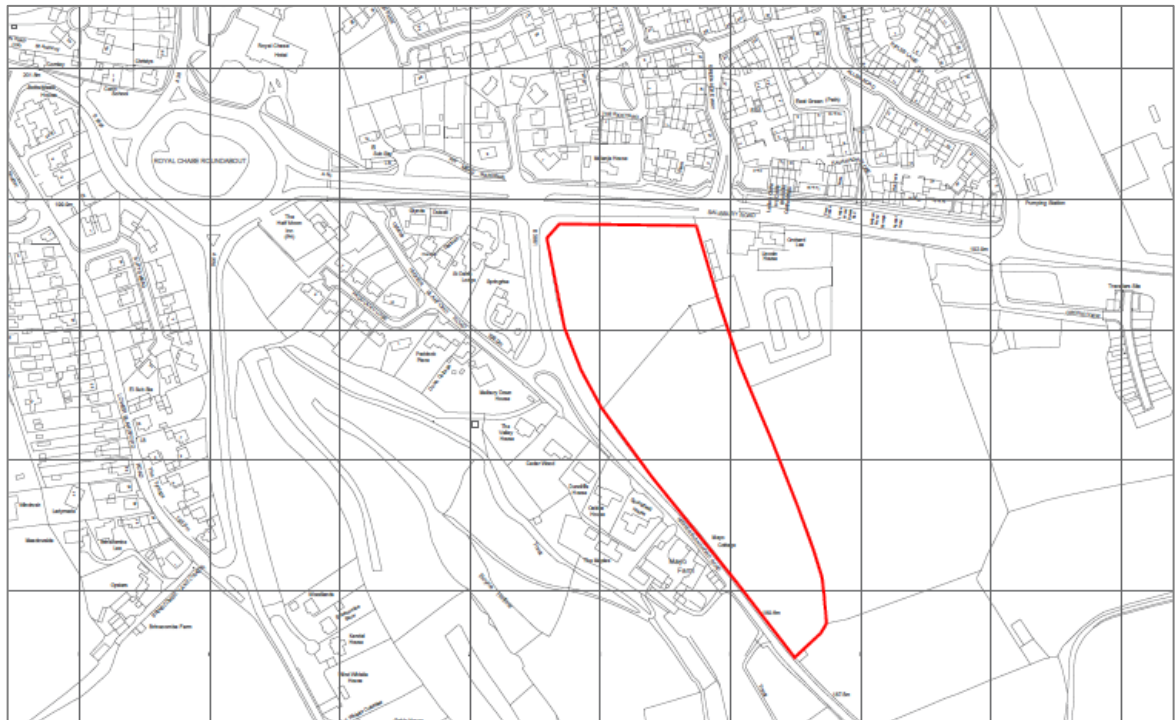
Kind regards,



Nicole Stacey BSc (Hons) MSc MRTPI
For PCL Planning Ltd



Appendix 1
Location Plan – Land to the east of Higher Blandford Road



Appendix 2

Plan showing adjoining existing/ proposed development



- | | | | |
|---|--|---|------------------------------------|
| 1 | Recently completed development at Melbury Grange | 4 | Irregular field boundaries |
| 2 | Employment proposal area | 5 | Dense hedgerows and wooded slopes |
| 3 | Existing development at Higher Blandford Road | 6 | Proposed location of outer by-pass |