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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	Mr & Mrs	
First Name	Stuart and Trudie	
Last Name	Peake	
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.

Much of north Dorset's population increase is due to net migration, I imagine that this will decline in the years following Brexit. A figure of around 200 may be a better estimate. But this cannot continue indefinitely as there is a finite amount of land. Also, high housing growth would have a negative impact on the character of some settlements.

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.

Accepting the need for housing and jobs, it seems sensible to sacrifice the larger towns to protect the character of the smaller ones as in my opinion they are already spoilt.

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.

There will be more pressure on the roads, there will be a greater need for public transport

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.

The road network around Gillingham is limited and not suitable for high volumes of traffic. There will be a greater need for public transport – Gillingham has a train station which is a bonus. There is one leisure centre in Gillingham which is very heavily used – I would say from using the centre that it is at or very near capacity. It is always extremely busy. Gillingham would need another leisure centre.

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.

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.

There will be more pressure on the roads – are they suitable for the increased volume of traffic? There will be a greater need for public transport – there is no train station at Shaftesbury.

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.

Sturminster Newton in my opinion has been spoilt due to unsympathetic and high rate of development. It is characterless. How will future development help this? There will be more pressure on the roads, there will be a greater need for public transport. Where are the jobs? Where are the businesses?

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.

The A357 which runs through Stalbridge is not suitable for the amount of traffic which uses it and there is no easy fix to this problem.

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 use of the A357 needs serious consideration. It is unsuitable for current use – the volume and type of traffic that use it is unsustainable. Stalbridge should not be considered in isolation in this. Henstridge and Templecombe are also affected by the level of traffic passing through. There are numerous pinch points which cannot be changed and thought has to be given to pedestrian safety on these roads. The pathways in both Stalbridge and Henstridge are non-existent in places and inadequate in others. There are two schools on this small stretch of road. We have to think about the safety and health of children.

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.

Stalbridge should not have an increased role, it should remain part of the 18 larger villages and continue to be a rural community. High development of Stalbridge will have a negative impact on the unique, characterful and village feel of this community. We in Stalbridge work hard to maintain this within our community. We are proud to live in Stalbridge because it is neither town or village. We would not want to lose 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.

One of my main concerns is the role that the A357 plays in the sustainability of this area. It is clearly not fit for the future as it stands now and putting pressure on this road will create problems going forwards for the towns and villages along it. People have to live here. Busy roads are not pleasant; they are not safe, they change the character of areas, they are dirty, they are costly to maintain.

I agree with the council in that any potential growth at Stalbridge should be limited to reflect its size and role as a local service centre.

I disagree that in the case of Stalbridge, new development provides possibilities in terms of improving the existing infrastructure provision in the town. The A357 is limited in its potential. Stalbridge is otherwise serviced by B roads which are poorly maintained and flood on a regular basis. Where is the evidence that development provides possibilities? Once development takes place there is no taking it back and the area is spoilt for future generations. Development is not for us, it is for our children.

Stalbridge has done very well in using existing premises to attract new business ie Guarantee Laundry is in the old William Hughes site which in turn took on the old Newton Steel site.

The residents of Stalbridge and indeed North Dorset don't want another Sturminster Newton – we already have one – we want Stalbridge as it is please.

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: Stuart Peake

Date: _____

If submitting the form electronically, no signature is required.

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