



## 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.*

### **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.*

Please see accompanying letter.

### **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.*

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.



Empty rectangular box for content.

*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: \_\_\_\_\_

Date: 19/01/18

*If submitting the form electronically, no signature is required.*

When completed please send form to [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

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

Chapman Lily Planning Ltd

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Date: 18/01/18  
Our reference: BS 651

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Dear Sir or Madam,

**Re: North Dorset Local Plan Review Issues and Options Consultation**

On behalf of WH White Ltd, I herein submit a representation on the current consultation material, specifically relating to question 5.

**Q5: Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.**

WH White agrees with paragraph 5.9 of the Issues and Options (I&O) document, which recognises the need to question the Council's current spatial strategy in light of the need to increase housing delivery, whilst being mindful of the planning constraints across the district. Recent history has shown that the current strategy for focussing development at the towns has not led to the timely delivery of housing development and this has resulted in the Council being unable to demonstrate a five-year supply of housing. Therefore, the recognition that the strategy needs to be re-examined is welcomed, as it is clear that the Council's strategy needs greater flexibility.

Although WH White does not object to the identification of strategic sites in around the four main towns and the potential addition of 'limited' growth at Stalbridge, this is arguably still not flexible enough. Such a confined strategy would neither deliver the necessary diversity in locations that will lead to a steady supply of housing nor achieve a spread of development in line with evidence from the Council's housing register, which shows that housing is needed district wide. Paragraph 55 of the NPPF says that '*to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities*', so an urban-focused strategy will not address rural communities' needs.

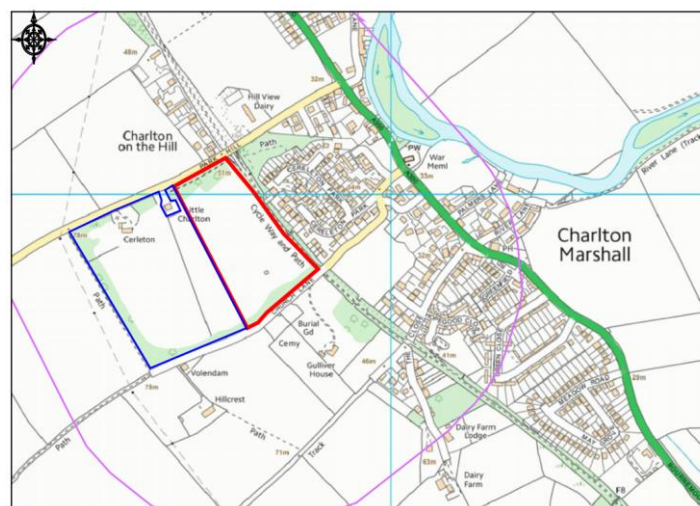
WH White suggests the solution would be to incorporate a more dispersed pattern of growth and site sizes, which would allow other sustainable locations to fulfil their potential. This would be in line with

[Redacted]

paragraph 17 of the NPPF, which states in one of its core planning principles that planning should *'focus significant development in locations which are or can be made sustainable.'*

Charlton Marshall is one such sustainable location, identified as such through the retention of its settlement boundary in the North Dorset Local Plan Part 1. The village boasts numerous facilities, such as a village hall, pub, church and businesses, and thanks to its bus services is within easy and sustainable reach of the nearby facilities and services in Blandford. Large villages like Charlton Marshall, where there are sites unconstrained by heritage, ecology, landscape and flood risk, for example, should be considered for allocations in the Local Plan Review.

Charlton Marshall Parish Council has not expressed an interest in producing a neighbourhood plan and therefore risks not having its development needs met. WH White is promoting land at Park Hill and Church Lane, which could help deliver future growth at the village for circa 30-50 homes. Land here is unconstrained and would make a logical extension to the village. Its location is shown in outlined in red on the plan below, with the wider landholding outlined in blue.



WH White recommends that a potential allocation at Park Hill and Church Lane be included in the Local Plan Review and would welcome discussions with NDDC to progress the site further. Allocations will necessarily need to be accompanied by new infrastructure and WH White would be delighted to discuss potential requirements and community benefits with the Council.

Yours faithfully,



Brett Spiller BA BTP MRTPI MCIWM

**Director**