

Document Reference

MHD050

**NORTH DORSET LOCAL PLAN PART 1
EXAMINATION**

SCHEDULE OF MAIN MODIFICATIONS

July 2015

Proposed Main Modifications – July 2015

The Council has requested the Inspector to recommend modifications to the Plan to make it sound (Note - 9 June 2015). The following Main Modifications were approved by the Council on 26 June 2015 for the purposes of public consultation. Representations received will be passed to the Inspector for his consideration and preparation of his final report into the examination of the North Dorset Local Plan – Part 1.

The Main Modifications below are expressed in the conventional form of ~~striketrough~~ for deletions and underline for additions.

Further Additional Changes will be required to the text of the Plan as a result of incorporation of Main Modifications (See separate schedule of Additional Changes).

The new page numbers take account of the repagination arising from deletion or addition of text as previously set out in the submission version of the local plan - December 2015.

Ref	Policy / Para	New Page	Main Modification	Reason for Modification
MM1	Para 1.9	4	The plan period for the new North Dorset Local Plan is from 2011 to 2026 <u>2031</u> . This 15 <u>20</u> -year time horizon...	To extend the plan period to 2031 (20-year time horizon) to reflect the NPPF
MM2	In the Introduction chapter Changes within Para 1.9	4	However, to ensure the plan remains up to date it is likely to be reviewed before the end of the plan period. This could be as a whole or in part to respond to unforeseen circumstances and to ensure that the plan continues to plan positively for the development and infrastructure that the District requires. <u>relevant in the face of rapidly changing circumstances, the Council will commence a review of the Plan shortly after it is formally adopted. This will ensure that the Plan remains appropriate for the District and confirm that the plan continues to encourage and secure the development and infrastructure that</u>	Outcome of Hearing - reflecting issues discussed and representations made to allow for an early review of the plan

Ref	Policy / Para	New Page	Main Modification	Reason for Modification
			<p><u>the District requires. The review will be informed by an updated evidence base drawing on the strategic work underway for the Housing Market Area¹ and Functional Economic Area² and reflect the Duty to Cooperate.</u></p> <p>New footnotes:</p> <p>¹ <u>Eastern Dorset Housing Market Area.</u></p> <p>² <u>Dorset Functional Economic Market Area.</u></p>	
MM3	<p>Policy 2 and supporting text</p> <p>Add new Para 3B after Para 3.45 in the supporting text.</p>	37, 41	<p><u>Stalbridge and the Villages</u></p> <p><u>Stalbridge and eighteen larger villages have been identified as the focus for growth to meet local needs outside of the four main towns.</u></p> <p><u>These larger villages are: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.</u></p> <p><u>Settlement boundaries around the larger villages are retained while settlement boundaries around the District’s remaining villages are removed.</u></p> <p><u>A minimum of 825 dwellings out of 5,700 dwellings district wide will be provided in the countryside (including Stalbridge and the villages) during the period 2011 to 2031.</u></p>	<p>To reflect the revised settlement hierarchy and approach to development in the countryside in light of issues raised at the Hearing</p>

Ref	Policy / Para	New Page	Main Modification	Reason for Modification
	<p>Policy 2</p> <p>Add new text after last Para under the subheading 'The Four Main Towns'.</p>		<p><u>Stalbridge and the Larger Villages</u></p> <p><u>Stalbridge and eighteen larger villages have been identified as the focus for growth to meet the local needs outside of the four main towns.</u></p> <p><u>These larger villages are: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.</u></p>	<p>To reflect the revised settlement hierarchy and approach to development in the countryside in light of issues raised at the Hearing</p>
MM4	Policy 3	52, 53	<p>[Renewable Energy]</p> <p>d. contribute to the most up-to-date renewable energy targets by generating energy from renewable or low carbon sources.</p> <p>Detailed energy statements should be submitted to support development proposals setting out the expected level of greenhouse gas emissions that will arise from the development and measures incorporated to minimise emissions.</p> <p>Many features of a development will be multi-functional and help to adapt to a range of climate change impacts. Multi-functional elements should be considered as part of development proposals ensuring that the primary function of the feature is not lost.</p>	<p>To remove references to detail energy statements in policy and to rely on supporting text (Para 4.19).</p>

Ref	Policy / Para	New Page	Main Modification	Reason for Modification																			
MM5	Policy 6 and supporting text Para 5.14	90, 92, 95,	<p>[Second Homes Allowance]</p> <p><u>Applying an allowance for second homes would give an annualised target rate of 285 dpa. This equates to a need for about 5700 homes over the twenty years from 2011 to 2031 and forms the basis for the District-wide housing provision figure used in Local Plan Part 1.</u></p>	To apply a second home allowance to the annualised target reflecting representations																			
	Figure 5.1		<p>Figure 5.1: Proposed Spatial Distribution of Housing Development</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Homes Proposed 2011 to 2031¹</th> <th>% of Total</th> </tr> </thead> <tbody> <tr> <td>Blandford</td> <td>About 960 <u>At least 1,200</u></td> <td>About 23% <u>21%</u></td> </tr> <tr> <td>Gillingham</td> <td>About 1,490 <u>2,200</u></td> <td>About 35% <u>39%</u></td> </tr> <tr> <td>Shaftesbury</td> <td>About 1,140 <u>At least 1,140</u></td> <td>About 27% <u>20%</u></td> </tr> <tr> <td>Sturminster Newton</td> <td>About 380 <u>395</u></td> <td>About 9% <u>7%</u></td> </tr> <tr> <td>Countryside (including Stalbridge and the Villages)</td> <td>At least 230 <u>825</u></td> <td>Minimum of About 6% <u>14%</u></td> </tr> <tr> <td>Total</td> <td>About 4,200 <u>At least 5,700</u></td> <td>100%</td> </tr> </tbody> </table> <p>¹Note: Figures do not sum due to rounding.</p>	Location	Homes Proposed 2011 to 2031 ¹	% of Total	Blandford	About 960 <u>At least 1,200</u>	About 23% <u>21%</u>	Gillingham	About 1,490 <u>2,200</u>	About 35% <u>39%</u>	Shaftesbury	About 1,140 <u>At least 1,140</u>	About 27% <u>20%</u>	Sturminster Newton	About 380 <u>395</u>	About 9% <u>7%</u>	Countryside (including Stalbridge and the Villages)	At least 230 <u>825</u>	Minimum of About 6% <u>14%</u>	Total	About 4,200 <u>At least 5,700</u>
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	Policy 6		<p>The approximate scale of housing development at the four main towns during the period 2011 - 2026 <u>2031</u> will be as follows:</p> <ul style="list-style-type: none"> a Blandford (Forum and St. Mary) – about 960 <u>at least 1,200</u> homes; b Gillingham – about 1,490 <u>at least 2,200</u> homes; c Shaftesbury – about <u>at least</u> 1,140 homes; d Sturminster Newton – about 380 <u>at least 395</u> homes. <p>The approximate scale of affordable housing development that will be sought at the four main towns during the period 2011 - 2026 <u>2031</u> will be as follows:</p> <ul style="list-style-type: none"> e Blandford (Forum and St. Mary) – about 380 <u>395</u> affordable homes; f Gillingham – about 500 <u>480</u> affordable homes; g Shaftesbury – about 450 <u>380</u> affordable homes; h Sturminster Newton – about 150 <u>95</u> affordable homes. <p>In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. A minimum of 230 <u>At least 825</u> dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2026 <u>2031</u>.</p>	<p>To reflect the discussions at the Hearing, representations and the extension of the plan period.</p>

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MM6	In chapter on Delivering Homes and in Appendix additional text at end of Para 5.14	90, 424	<u>The Housing Trajectory in Appendix E shows the anticipated rate of delivery as at March 2015.</u>	To provide an up to date Housing Trajectory in accordance with NPPF.
	New Appendix E		<p><u>Appendix E: Housing Trajectory</u></p> <p><u>The housing trajectory in Figure E.1 shows an indicative rate of delivery of housing through the plan period. The trajectory shows the position as at March 2015. The delivery of housing will be monitored and the trajectory will be updated and published in the AMR</u></p> <p><u>Figure E.1: District-wide Housing Trajectory.</u></p>	To provide an up to date Housing Trajectory in accordance with NPPF.

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MM7	Policy 7 Supporting text to Policy 7 Para 5.34	97, 100, 104	<p>[Housing Size]</p> <p>The Council will seek a mix of housing across the District, in terms of bedroom size numbers, that reflects the identified needs for different sizes, both in relation to market and affordable homes.</p>	To better reflect the aim of Policy 7																																																																																																									
	Insert new Para after Para 5.53		<p>Dorset County Council and NHS Dorset Health and Social Care Services are responsible for meeting the housing needs of people requiring social care or health related issues. These organisations together with the Clinical Commissioning Group draw up long-term strategic plans to enable provision to</p>	To reflect issues discussed and representations made by Dorset																																																																																																									

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	Policy 7		<p><u>be coordinated across the County. Proposals for schemes outside of the control of Dorset County Council or NHS Dorset health and social care services should therefore have regard to these long-term objectives.</u></p> <p>The Housing Needs of Particular Groups</p> <p>The Council will seek to meet the needs of different groups in the community both through the provision of a suitable mix of market and affordable house sizes and by working with partners, including Registered Social Landlords and Dorset County Council <u>and NHS Dorset health and social care services.</u></p> <p>The Council will support the provision of age-restricted housing for the elderly and will usually seek to control its occupancy by planning condition or planning obligation. <u>Where evidence exists, provision of housing for people requiring specially adapted or supported housing should be provided as part of the general mix of housing on a site. For sites of 10 or more dwellings this mix should be determined through early engagement with Registered Social Landlords, Dorset County Council and NHS Dorset health and social care services.</u></p> <p><u>New social care or health related development proposals within the C2 use class, or proposals which extend the provision of existing facilities, should be in accordance with the strategic aims of Dorset County Council and NHS Dorset health and social care services unless it can be demonstrated that it would not be practical or viable to do so.</u></p>	<p>County Council</p> <p>To reflect issues discussed and representations made by Dorset County Council</p>

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MM8	Policy 8 and supporting text Insert text after para 5.80	108, 110, 113, 115, 116	<p>[Affordable Housing]</p> <p><u>In 'designated rural areas' (that is, Areas of Outstanding Natural Beauty) the Council has established that it will seek only financial contributions towards the provision of affordable housing on schemes of between six and ten dwellings.</u></p>	To reflect updated government guidance on affordable housing
	Insert new Para after Para 5.82		<p><u>The Council will seek contributions towards the provision of affordable housing when either the relevant numerical or the relevant floorspace threshold is exceeded. For the purposes of applying the floorspace thresholds, gross floorspace should be measured externally. In these cases where the development is in an Area of Outstanding Natural Beauty, within the range 6-10 dwellings, payment of commuted sums will be required only when the development is completed.</u></p>	To reflect updated government guidance on affordable housing
	Amend para 5.92 and subsequent references		District Valuer <u>or other mutually agreed independent assessor.</u>	To provide flexibility in the assessment of viability to reflect issues discussed at Hearing
	Insert new Para after Para 5.108		<p><u>In addition, the provision of housing to meet the needs of those who require adapted or supported housing should be considered as part of the affordable housing mix. On schemes providing 10 or more affordable homes, early engagement with Dorset County Council and NHS Dorset health and social care services should help to establish this mix.</u></p>	To reflect issues discussed and representations made by Dorset County Council

Ref	Policy / Para	New Page	Main Modification	Reason for Modification
	Policy 8 Affordable Housing Amend Policy 8 by inserting		<p><u>On schemes of six to ten dwellings in Areas of Outstanding Natural Beauty, including housing on mixed use sites, financial contributions to the provision of affordable housing will be sought.</u></p> <p><u>Adapted or supported housing should be considered as part of the affordable housing mix.</u></p>	To reflect issues discussed and representations made by Dorset County Council
MM9	Policy 11 and supporting text Add text at the end of Para 4.18.	46, 47, 137, 140, 141	<p>[Performance of New Development (Zero Carbon Policy)]</p> <p><u>Small housing sites of 10 or fewer units will be exempt from contributing towards off site measures and will not be required to contribute to projects on a prescribed local or national list.</u></p>	To reflect updated government guidance in relation to Zero Carbon policy
	Add text at the end of Para 6.27.		<p><u>The Town and Country Planning (General Permitted Development) (England) Order 2015 also provides an opportunity to convert a Class B8 (storage and distribution) use to residential purposes under certain circumstances. These residential conversions will be counted as part of the housing land supply.</u></p>	To identify that B8 uses may have permitted development rights and be converted to residential purposes under certain circumstances.
	Policy 11		<p>Jobs, Employment Land and Sites for Mixed Use Regeneration</p> <p>About 3,630 new jobs will be provided <u>needed</u> in North Dorset by <u>2031</u>.</p>	To clarify the Council’s role in ‘identifying’ rather than ‘providing’ new

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			<p>Uses on Employment Sites</p> <p><u>The Town and Country Planning (General Permitted Development) (England) Order 2015 also provides an opportunity to convert a Class B8 (storage and distribution) use to residential purposes under certain circumstances. These residential conversions will be counted as part of the housing land supply.</u></p>	<p>jobs.</p> <p>To identify that B8 uses may have permitted development rights and be converted to residential purposes under certain circumstances.</p>
MM10	Policy 13	170	<p>[Sustainable Drainage]</p> <p>...all new development of two<u>ten</u> dwellings or more...</p>	<p>To reflect updated government guidance on Sustainable Urban Drainage Systems</p>
MM11	Supporting text of Policy 13 Para 7.63	168	<p>[Public Art]</p> <p>...the Council will seek to have incorporated in <u>large scale</u> new developments <u>(that is, developments of over 200 dwellings or 1000 square metres of retail, industrial or commercial floorspace)</u> such art elements as may be appropriate...</p>	<p>To provide a definition of ‘large scale’ in relation public art</p>
MM12	Supporting text of Policy 14 Para 7.93	175	<p>[General Surgeries and Health Centres]</p> <p><u>The Council is aware of the pressures which a number of medical practices in North Dorset are facing in terms of outdated or undersized premises and of actual or potential increases in the number of patients. A local centre is proposed</u></p>	<p>To reflect issues discussed and representations made at the Hearing</p>

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			<p>to meet the needs of the new Southern Extension in Gillingham, with new health facilities including a doctor’s surgery, dentist and pharmacy. Elsewhere, t <u>The Council will work with local general practitioners, commissioning bodies and other stakeholders to ensure suitable sites for the location of new surgeries or health centres are identified and brought forward for development. In addition, the location of new residential development in Blandford will require careful assessment of the need for, and location of, new facilities in the town. At Gillingham, where this assessment has already taken place, a local centre is proposed to meet the needs of the new Southern Extension, with new health facilities including a doctor’s surgery, dentist and pharmacy.</u></p>	
MM13	Policy 15 and supporting text Insert new Para after Para 7.135	187 188, 190, 191	<p>[Local Green Spaces]</p> <p><u>Policy 1.9 Important Open or Wooded Areas (IOWA) of the 2003 Local Plan has been saved. The IOWA Policy protects the site from development. However, at the examination of the adopted Local Plan 2003 the inspector recommended a review of IOWA designations particularly their contribution in visual or amenity terms to the public areas within a town or village with a view to deleting those which did not require complete protection. This review will be undertaken as part of Local Plan Part 2 or through Neighbourhood Plans. In the interim, where a robust review of the contribution of a designated site is undertaken to support a planning application, this will be taken into account in the decision making process.</u></p>	To clarify the Council’s approach and relationship towards IOWAs and Local Green Spaces

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	Para 7.137		This should be achieved through delivery on-site unless: it is not practical <u>or viable</u> to do so or exceptionally, if greater benefits could be achieved through off-site measures.	To reflect issues raised at Hearing in relation to viability
	Para 7.139		The Council will seek to secure the provision of one standard allotment plot for every 60 people in a settlement. <u>A standard allotment plot is traditionally 250m². Although many people would prefer a plot of this size, half sized plots would be acceptable if discussions with the relevant parish or town council indicate that the demand is for smaller plots.</u> Where development is proposed, the delivery of allotments on-site will be required where practical to do so, at or above this level in clusters of 15 plots.	To reflect issues raised in relation to allotment sizes
	Policy 15		<p>Green Infrastructure Strategy</p> <p>The Council will produce a Green Infrastructure Strategy for North Dorset which will set out a strategic approach to the provision, design and management of an integrated network of green spaces, green links and other green elements (including those set out in Figure 7.1). It will examine the potential for the multifunctional use of individual sites and the green infrastructure network as a whole with a view to securing multiple benefits (including those identified in Figure 7.2).</p> <p>Through the Green Infrastructure Strategy and more generally, the <u>The</u> Council will seek to:</p> <p>Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver</p>	To remove references from policy to an emerging Green Infrastructure Strategy

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			<p>environmental benefits. All elements of green infrastructure should be provided on-site in line with standards of provision set in the development plan or the Green Infrastructure Strategy unless:</p> <ul style="list-style-type: none"> g it can be demonstrated that it would not be practical <u>or viable</u> to do so; or h exceptionally, it could be demonstrated that greater benefits could be realised through off-site measures. i area-specific packages which achieve multiple benefits <u>including those identified in Figure 7.2;</u> and 	<p>To reflect issues raised at Hearing in relation to viability and the key benefits of Green Infrastructure</p>
MM14	Policy 16 and supporting text (Blandford) Para 8.12	194, 200, 201 204, 205	<p>[Blandford]</p> <p>...with additional greenfield sites <u>beyond the bypass</u> being brought forward after that date.</p>	<p>To reflect issues discussed and representations made at the Hearing</p>
	Para 8.13		<p>This will deal with non-strategic matters to supplement policies contained in this plan- <u>which can include additional greenfield sites beyond the bypass.</u></p>	<p>To reflect issues discussed and representations made at the Hearing</p>
	Add text to the end of Para 8.46		<p><u>Potential growth in Blandford will require additional medical provision which can either be provided through expansion of the existing medical centre or by the development of a new surgery. If necessary, land can be allocated through the Local Plan Part 2 or the neighbourhood planning process.</u></p>	<p>To reflect issues discussed and representations made at the Hearing</p>

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	Policy 16 Blandford		<p>a. Development and redevelopment within the settlement boundary<u>existing built-up area</u>; and</p> <p>Meeting Housing Needs</p> <p>About 960<u>At least 1,200</u> dwellings will be built in Blandford between 2011 and <u>2031</u>.</p> <p>i the development of land to the west of Blandford St Mary (<u>at Lower Bryanston Farm and Dorchester Hill</u>).</p> <p><u>Development of land at Lower Bryanston Farm and Dorchester Hill should only commence once a mitigation package has been agreed and implemented to the satisfaction of Natural England.</u></p> <p>The main focus for town centre regeneration, which may include additional retail floorspace, will be land to the south of East Street, including land around the existing Co-op store. The extension of existing retail units south of Market Place and East Street may also be permitted. <u>Town centre regeneration will embrace a range of town centre uses, not only retail and commercial but community and leisure as well as residential uses, and will be encouraged. An important element of town centre regeneration will be land to the south of East Street, including land around the existing retail store. On appropriate sites, all development and redevelopment schemes which support town centre regeneration, such as the extension of existing retail units south of Market Place and East Street, will be viewed positively within the recognised constraints of heritage and flooding considerations. The emerging Neighbourhood Plan for Blandford will have a key</u></p>	To reflect discussions over representations and clarifications at the Hearing

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			<p><u>role to play in identifying regeneration opportunities in the town.</u></p> <p>x new sports pitches and associated facilities on land within the built up area <u>settlement boundary</u> of Blandford.</p>	
MM15	Policy 17 and supporting text (Gillingham) Para 8.65	209, 211, 217, 218	<p>[Gillingham]</p> <p>In Gillingham the Council will seek 30%<u>25%</u> affordable housing across the town and, but 35% <u>25%</u> will <u>also</u> be sought on the SSA site subject to viability testing.</p>	To amend the percentage of affordable housing to reflect the plan-wide viability study
	Para 8.78		<p>Higher value businesses will also be encouraged to locate to <u>at</u> vacant land (at least 1 hectare) on the existing Neal’s Yard Remedies site at Peacemarsh, <u>where Neal’s Yard aspire to expand their existing high value business, and</u> where any new development should complement the existing landmark building.</p>	Text inserted to reflect issues discussed at Hearing. Revise wording relating to the Neal’s Yard Remedies site, to acknowledge the aspiration for the existing business to expand.
	Policy 17 Gillingham		<p>a. development and redevelopment within the <u>settlement boundary</u> existing built up area, including the enhancement of the town centre and the mixed-use regeneration of the Station Road area; and</p> <p>m. the development of land at Neal’s Yard Remedies, Peacemarsh for <u>the</u></p>	To reflect discussions at the Hearing

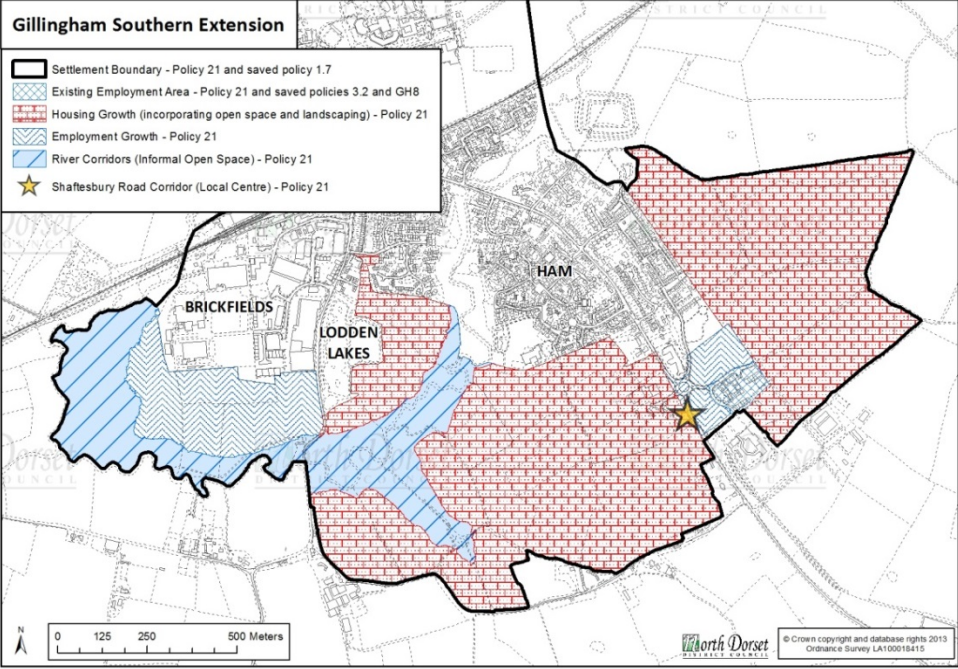
North Dorset Local Plan Part 1

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			<u>expansion of Neal’s Yard Remedies or alternatively the provision of other high value businesses</u> ; and	
MM16	Policy 18 and supporting text (Shaftesbury) Relocate Para 8A after para 8.100	221, 228	[Duty to cooperate] <u>To meet the longer term growth needs of the town the District Council will work with Wiltshire Council to bring forward development (residential or employment) adjoining the site identified for development south east of Wincombe Business Park.</u>	Paragraph moved for clarity
	Policy 18		a development and regeneration within the <u>settlement boundary</u> existing built up area ;	Criterion a) amended to reflect representations made at the Hearing
MM17	Policy 19 and supporting text (Sturminster Newton) Para 8.168	236, 238, 239	[Sturminster Newton] ... the end of Elm Close.	The location of allotments has been deleted to allow greater layout flexibility
	Policy 19		a. development and redevelopment within the <u>settlement boundary</u> existing built up area ; and r. additional allotments on land between Elm Close and the Trailway to the <u>east of the former Creamery site.</u>	Criterion a) amended to reflect representations made at the Hearing

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MM18	<p>Policy 20 and supporting text (Stalbridge, the villages and the countryside)</p> <p>Make the following changes to Paras 8.173 and 8.190 in the supporting text.</p>	240, 244, 246	<p>Definition of the Countryside</p> <p>8.173 For the purposes of the Local Plan, the countryside is defined as all land outside the settlement boundaries of the District’s four main towns, <u>Stalbridge and the eighteen larger villages</u>. The settlement boundaries defined around Stalbridge and the District’s villages (in the North Dorset District Wide Local Plan 2003) will no longer be used for development management purposes.</p> <p>Countryside policies will apply to <u>these all other</u> settlements unless new settlement boundaries are defined in neighbourhood plans or the North Dorset Local Plan Part 2.</p> <p>Neighbourhood Plans</p> <p>8.190 <u>Whilst</u> Countryside policies apply to <u>Stalbridge and all of the District’s villages land outside the defined settlement boundaries but the</u>, the production of neighbourhood plans will <u>also</u> enable communities to take forward proposals to meet local needs and influence the planning of the area in which they live and work.</p>	To reflect the revised settlement hierarchy and approach to development in the countryside in light of issues raised at the Hearing
	Policy 20		<p><u>Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns.</u></p> <p>Development in the countryside (including Stalbridge and the villages) outside the defined settlement boundaries of Blandford, Gillingham, Shaftesbury and Sturminster Newton will only be permitted if:</p> <ol style="list-style-type: none"> it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or 	To reflect the revised settlement hierarchy and approach to development in the countryside in light of issues raised at

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			<p>b. for any other type of development, it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p>	<p>the Hearing</p>
MM19	<p>Policy 21 and supporting text (Gillingham SSA) Para 9.20</p>	<p>251, 252, 265, 273, 274, 275</p>	<p>The Council will expect the Master Plan Framework to be subject to a Habitats Regulations Assessment and to include, as a minimum, the following components:</p> <ul style="list-style-type: none"> • conserve and enhance the ecological and heritage interests on site, close to the site and international sites within the wider area identified through the supporting Habitats Regulations Assessment; 	<p>Natural England has confirmed a Habitats Regulation Assessment is not needed for the Master Plan Framework</p>
	<p>Para 9.51</p>		<p>Policy 8 – Affordable Housing establishes that minimum 35%<u>25%</u> of the total number of dwellings on the southern extension will be affordable, subject to any site-based assessments of viability.</p> <p>The Master Plan Framework (and any subsequent planning applications) should seek to deliver 35%<u>25%</u> affordable housing, unless a lower proportion of affordable housing can be justified on the basis of a site-based assessment of viability.</p>	<p>To amend the percentage of affordable housing to reflect the plan-wide viability study</p>
	<p>Insert New Para after Para 9.92</p>		<p><u>Monitoring</u></p> <p><u>The Council will monitor the implementation of the southern extension to Gillingham using a framework which includes:</u></p> <ul style="list-style-type: none"> • <u>the Annual Monitoring Report (AMR) which will monitor housing and employment delivery rates;</u> • <u>the Master Plan Framework (MPF) which will include a phasing and</u> 	<p>Text inserted to reflect issues discussed at Hearing. Make reference to the monitoring of the</p>

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			<p><u>implementation strategy which will form the basis for monitoring infrastructure delivery against development progress, including that set out in the LP 1 plan-wide Infrastructure Delivery Plan (IDP) and the SSA site specific IDP; and</u></p> <ul style="list-style-type: none"> • <u>refined phasing and implementation strategy included in planning applications will provide detailed proposals from which planning obligations will be linked to the related triggers for delivery.</u> <p><u>The monitoring framework for the southern extension will monitor the SSA both in terms of development progress and infrastructure delivery. Positive planning tools, such as Planning Performance Agreements, will be used to provide effective project management and to formalise agreed programmes of pre-application and planning application work. The Council will continue to work with delivery partners, such as the Homes and Communities Agency (HCA) and the Local Enterprise Partnership (LEP), to access capacity support and funding streams to enable successful delivery over the lifetime of the development. In the event that the southern extension does not deliver housing, employment and infrastructure at the anticipated rates set out in LP 1, MPF and the IDPs, proposed remedial actions could be set out in either LP 2, Gillingham Neighbourhood Plan, a review of LP 1, or a review of the MPF.</u></p>	<p>SSA, both in terms of development progress and infrastructure delivery, in the supporting text to Policy 21.</p>

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	Updated map			<p>To reflect agreed approach set out in the Statement of Common Ground between the Gillingham Consortium and NDDC, to replace the local centre dashed line boundary around an area within the Shaftesbury Road corridor with a star notation to improve flexibility for the location of the local centre within the Shaftesbury Road corridor.</p>
	Policy 21		<p>The Council will use the Master Plan Framework for the southern extension <u>as a material consideration in the context of the requirements of</u> (together with the Local Plan) <u>which forms</u> as the main policy basis for determining any subsequent planning applications for development on the site.</p>	<p>To clarify the role of the Master Plan Framework and that it will not form part</p>

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			<ul style="list-style-type: none"> o set out that a minimum of 35%<u>25%</u> of the total number of dwellings will be affordable, unless a different percentage can be justified on the basis of a site-based assessment of viability and agreed with the Council; and 	of the policy framework.
MM20	Policy 24 and supporting text Para 10.68	300, 302	<p>[Design]</p> <p>Not all the design principles will be applicable to all development schemes, particularly those of small-scale such as domestic extensions. Similarly, some aspects of development form, such as layout, are more relevant to larger-scale schemes. <u>Further, there may be circumstances where it is not appropriate to apply design principles, aspects of form and / or standards (for example, bin storage and laundry drying in town centre developments).</u> However, the design principles and aspects of development form which are relevant to a proposal should be applied in a way which reflects the nature and scale of the proposal, its location and the surrounding area.</p>	<p>To identify circumstances where it would not be appropriate to apply design principles, aspects of form and / or standards.</p> <p>To provide consistency between Policy 25, and supporting text.</p>
	Policy 24		<p>Developments will be permitted provided that the relevant aspects of development have been designed to reflect the relevant design principles and have satisfactorily addressed the relevant standards. A proposal that uses development forms which do not reflect the relevant design principles and standards, or which otherwise conflict with the design principles, will not be permitted. <u>There may be circumstances where it is not appropriate to apply the design principles, aspects of form and / or space standards (for example, bin storage and laundry drying in town centre developments).</u></p>	<p>To identify circumstances where it would not be appropriate to apply design principles, aspects of form and / or standards.</p>

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				To provide consistency between Policy 25, and supporting text.
MM21	Supporting text to policy 25 and policy 25 Insert text after Para 10.76	304, 309	<p>[Private Open Space]</p> <p><u>In certain circumstances, such as the conversion of buildings in town centres, private open space provision may not be required.</u></p>	To provide consistency between Policy 25, and the supporting text.
	Policy 25		Residential development will be permitted provided that it provides private open space in the form of gardens or communal open spaces appropriate to the needs of the intended occupants. <u>In certain circumstances, such as the conversion of buildings in town centres, private open space provision may not be required.</u>	To provide consistency between Policy 25, and the supporting text.
MM22	Policy 27	320	For all applications for development, the Council will take into account the importance of the facility to the local community and the area it serves <u>as well as the viability of commercial establishments</u> but greater weight will be given to the retention of those facilities listed as an ‘asset of community value’.	To reflect issues raised at Hearing in relation to viability

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MM23	Supporting text to policy 29 Insert new Para after Para 10.166	329, 330	<p align="center">The Re-use of Existing Buildings in the Countryside</p> <p><u>Proposals for the reuse of buildings in the countryside may be identified through the preparation of Local Plan Part 2 or by local communities in their neighbourhood development plans.</u></p>	To provide linkages for proposals to be identified in Local Plan Part 2 or neighbourhood development plans.
	Para 10.169		For agricultural buildings over 500 square metres, the Council will not seek <u>may not permit</u> the retention and re-use of <u>an</u> existing buildings if as it considers these larger buildings to potentially have <u>that the existing building has</u> a harmful impact on their <u>its</u> surroundings or the wider landscape.	To clarify latest Government guidance on reuse of buildings in the countryside
MM24	Policy 30 and supporting text Para 10.189	337, 338, 339, 340, 341	<p align="center">Existing Employment Sites in the Countryside</p> <p>The policy only permits <u>encourages</u> the redevelopment of, or <u>small scale</u> expansion within, of existing employment sites that have been lawfully developed and have a lawful use</p>	Text inserted to reflect issues discussed at Hearing. To clarify the Council’s approach to small scale expansion of employment sites in the countryside.

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	Para 10.190		Any proposals for redevelopment or expansion should take place within the area which has a lawful employment use <u>be of a size and scale appropriate to the location and proportionate to the circumstances.</u>	To clarify the approach to small scale expansion of employment sites in the countryside.
	Para 10.200		All existing employment sites in the countryside are located outside defined settlement boundaries where residential development is strictly controlled. Consequently, mixed use schemes or individual residential units will not be permitted on existing employment sites in the countryside <u>unless the residential element forms part of a scheme for re-use under Policy 29 or is proposed as a permanent occupational dwelling in accordance with Policy 33.</u>	To clarify the Council’s approach to development of existing employment sites in the countryside
	Policy 30		<p>Within existing employment sites in the countryside, <u>The retention and small scale expansion of existing employment sites for employment purposes,</u> the extension of an existing building, the construction of a new building or the redevelopment of buildings or the site as a whole <u>at existing employment sites in the countryside for employment purposes</u> will be permitted <u>encouraged</u> provided that:</p> <ul style="list-style-type: none"> b the extent <u>expansion</u> of the site in lawful employment use (including ancillary uses) is not increased <u>of a size and scale appropriate to the location and proportionate to the circumstances;</u> and d the development is <u>sustainable and</u> of a size and design that is no more visually intrusive in the landscape than the existing development and 	Text inserted to reflect issues discussed at Hearing. To clarify the Council’s approach to the small scale expansion of existing employment sites

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			respects the immediate setting of the site and its wider surroundings; and	
MM25	Policy 32	352	<p>Equine-related Developments in the Countryside</p> <p>c vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner; <u>and</u></p> <p>d <u>the cumulative impacts of concentrations of equine-related development, for example on the character of the countryside or on highway safety, have been considered.</u></p>	To ensure the cumulative impacts of developments for equine-related purposes are considered
MM26	Figure 11.1 Monitoring Amend Figure 5.1 Add the following text to the Achievement Indicators	365-380	<p>Monitoring</p> <ul style="list-style-type: none"> Number of planning applications approved <u>annually</u> contrary to Environment Agency advice <u>Annual</u> amount of housing development on previously developed land Number <u>(or area)</u> of new SSSIs designated <u>per annum</u> <u>Amount of housing land available per annum</u> 	To provide a timeframe for the effective monitoring of the plan
	Add the following text to Targets		<ul style="list-style-type: none"> <u>Five year supply of housing land maintained</u> 	To clarify monitoring target
MM27	Appendix C Insert new Para after C1	404	<p>[Parking Standards]</p> <p><u>The standards and guidance set out the Council’s requirements for residential and non-residential vehicle and cycle parking unless a different level of provision can be justified by local or site-specific circumstances.</u></p>	To provide consistency between Policy 23, its supporting text and Appendix C