



Your ref:  
Our ref: 359/H/005353.0043  
Date: 11 September 2015

Planning Policy  
North Dorset District Council  
Nordon  
Salisbury Road  
Blandford Forum  
Dorset DT11 7LL



**Battens**  
solicitors

Mansion House  
54-58 Princes Street  
Yeovil Somerset BA20 1EP

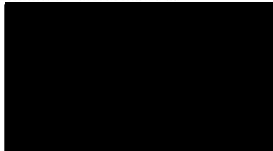
Tel 01935 846000  
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Dear Sirs

**Main Modifications Consultation**  
**24<sup>th</sup> July 2015 – 18<sup>th</sup> September 2015**  
**Our Client: Mr Julian Trim**

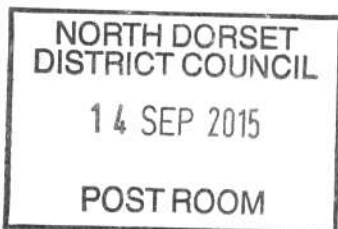
Please find enclosed our Response Form to the Main Modifications Consultation.

Yours faithfully



**Battens Solicitors Limited**

Enc



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Registered Office: Mansion House Princes Street Yeovil Somerset BA20 1EP

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Batch number: \_\_\_\_\_

Received: \_\_\_\_\_

Representor ID # \_\_\_\_\_

Ack: \_\_\_\_\_

Representation # \_\_\_\_\_

# North Dorset Local Plan – Part 1

## Main Modifications Consultation

### 24 July to 18 September 2015

Town and Country Planning (Local Planning) (England) Regulations 2012

## Response Form

**For each representation you wish to make a separate response form will need to be completed.**

This is a formal consultation on the legal compliance and soundness of the Local Plan as amended by main modifications. The Inspector produced a note on his preliminary findings into the North Dorset Local Plan Part 1 and this was published on 9 June 2015. The Inspector and the Council wish to be informed about any representations on the proposed main modifications to the Local Plan. Details of the Main Modification documents are available on the Council's web page below:

[www.dorsetforyou.com/northdorsetlocalplanmainmod](http://www.dorsetforyou.com/northdorsetlocalplanmainmod)

**Please return completed forms to:**

Email: [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

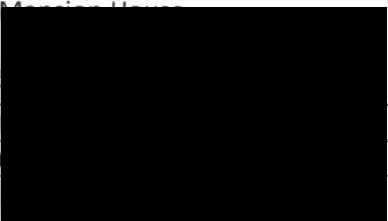
Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

**Deadline: Midnight on 18 September 2015. 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**. Representations cannot be treated in confidence as Regulation 22 of the Town and County Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. 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 web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title	Mr	Ms
First Name	Julian	Laila
Last Name	Trim	Jhaveri
Job Title (where relevant)		Solicitor
Organisation (where relevant)		Battens Solicitors
Address	Church Farm West Stour	
Postcode	SP8 5RL	
Tel. No.		
Email Address		

## Part B – Representation

Please tick if you wish to be updated on the progress of this document

**1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):**

Please use a separate form for each proposed modification you are commenting on.

MM3
-----

**2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)**

Yes

No

**3. If no, in summary, why do you not support the proposed modification?**

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

**4. What would you like to happen?**

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

**5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?**

Yes

No

**6. Your Comments.**

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

West Stour should be included in the list of villages which are to be the focus of growth to meet local needs outside of the four main towns.

The reasons the village should be included is because it is very vibrant. It is home to a number of businesses (as detailed in the full representation attached) and has a number of facilities. The facilities include a public house (the Ship Inn), garage, filling station, shop (which opens from 7am to 10pm every day café, village hall, church, the Dorset Showground.

By comparison East Stour (which is included in the list of villages at MM3) only has just one public house (the Crown), a village hall and a church. West Stour is only 1 mile from East Stour and many people from East Stour use the shop in West Stour to meet their daily needs.

We are aware that East Stour is a larger settlement but in terms of identifying settlements to be the focus of future growth we submit that it is the range of facilities and number of businesses present in a village (offering employment opportunities) that should be the key criteria in assessing the sustainability of new housing being located there. This is because the more facilities and employment opportunities there are the more likely any new housing will be sustainable.

Also because East Stour is already included in MM3 that suggests that the County Council has accepted that the local highway network can support new housing.

Please see the full representation attached.

*Continue on a separate sheet if necessary*

Signature \_\_\_\_\_

Date: 11.9.15

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

**North Dorset District Local Plan- Part 1**  
**Main Modifications Consultation**  
**24<sup>th</sup> July to 18<sup>th</sup> September 2015**

**Representation of Mr Julian Trim**

**MM3**

West Stour should be included in the list of villages which are to be the focus of growth to meet local needs outside of the four main towns.

Currently the Council has identified only 18 villages as being the focus for growth to meet local needs outside of the four main towns. This is a very small number. Given the large number of parishes in the district and the pressing need for more housing across the whole of the district there is a strong argument for including West Stour in the list of villages.

West Stour should be included because it is very vibrant. It is home to a number of businesses and has many facilities. These include a public house (the Ship Inn), restaurant with 8 en suite beds, garage, filling station, grocery shop (which opens from 7am to 10pm every day), café, village hall, church and the Dorset Showground.

By comparison East Stour (which is included in the list of villages at MM3) only has one public house (the Crown), a village hall and a church. West Stour is only 1 mile from East Stour and many people from East Stour use the grocery shop and filling station at West Stour to meet their daily needs.

West Stour has easy access to the Henstridge and Gibbs Marsh Trading Estate complex, only three miles away, via the A30 and lies only three and a half miles from Gillingham main line railway station. Openreach (BT) this summer have connected both East and West Stour to fibre optic broadband.

We remind you of the guidance on the preparation of local plans in the National Planning Policy Framework. Paragraph 151 provides that local plans must be prepared with the objective of contributing to the achievement of sustainable development.

Also paragraph 55 of the NPPF provides that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Because of the large number of businesses in the immediate locality the provision of more housing at West Stour contributes to the achievement of sustainable development and also allowing more housing to be built there will help to maintain the vitality of the community at West Stour.

Business within the village include the afore mentioned and in addition, a wood burning stove centre, car valeting, café, horse livery, equestrian showground, car sales, internet web designers, taxi service, thatcher, electrician and civil ground works provider.

These businesses offer permanent employment for 33 people with a further 15 part time posts. One mile to the west are five other businesses, a children's play centre, ambassador swimming pools, Pet Cremation Services, Coking Farm Fisheries and a wholesale butchers collectively employing a further 15 full time staff.

The village lies adjacent to the A30 one mile west of East Stour and three miles from Henstridge and Gibbs March trading Estates. These Trading Estates abut the West Stour parish boundary but are administered by the South Somerset planning authority. These Trading Estates cover hundreds of acres and when visited on the 2<sup>nd</sup> September 2015 evidence shows 56 active businesses with employment levels ranging between 24 and 2 people per business. It is conservatively estimated that between 500 and 600 people are permanently employed at these sites with new businesses being formed every year.

Recent planning permissions have been granted at the Trading Estates and new buildings are in evidence some covering 1,000's of a square meters.

The large number of employers in the area means that there is a large demand for more housing in the area and also indicates that new housing is likely to be sustainable with the occupiers not having to travel far to their place of work.

West Stour is ideally placed to accommodate some residential development to satisfy the businesses within the village and the trading estates themselves.

A list of the businesses operating at the Trading Estates on the 2<sup>nd</sup> September 2015 is attached together with Google arial photographs showing:

- a/ West Stour and surrounding villages to Henstridge and Gibbs Marsh Trading Estates.
- b/ Google arial photograph of Trading Estates only.

We are aware that East Stour is a larger settlement but in terms of identifying settlements to be the focus of future growth we submit that it is the range of facilities and number of businesses present in a village (offering employment opportunities) that should be the key criteria in assessing the sustainability of new housing being located there. This is because the more facilities and employment opportunities there are the more likely any new housing will be sustainable.

Also because East Stour is already included in MM3 that suggests that the County Council has accepted that the local highway network can support new housing.

We submit that the new paragraph 3B in the local plan should be amended to include West Stour in the list of villages.

## **List of businesses at the Henstridge and Gibbs Marsh Trading Estates**

Hardings Business Centre

Unit 1 – To Let

Unit 2 – Nether Wallop Trading Co Ltd

Unit 3 – CC Moore

Unit 4\_ Autospray

Henstridge Golf and Leisure

[www.Jenkins Marine .co.uk](http://www.JenkinsMarine.co.uk)

Green Best Flexible Manufacturing

Oasis Overland Group Adventure Travel

Truner Manufacturing (Collins) Ltd

J Day Engineering - Farm Machinery

Vehicle MOT & Workshops

Andrew Hopkins Concrete Ltd

Sensible Automotive Ltd

Mintern Fencing & Sheds Ltd

IHC Meywede

Seasteel Henstridge

AJN Steelstock

Kedgeworth Earth Moving Machinery

Tiger Moth Flights

GP Services

Chris Eversall Commercials

Barvick Engineering

FASSI

John Perrett Precision Engineers



Wessex Grain

Symonds Auto Salvage

Redline Engineering

North Dorset Car repairs

Somdor Engineering

Dorset Highways

Wincanton ~Truck Centre

Vale Coaches of Dorset

R & S Lewis Joinery

Ford Fuels Depot

Direct Lighting Distribution Ltd

Landshire country Foods

Henstridge Sports & Leisure

R M Mogridge Contracting Ltd

Marnhull Roofing

Waverley Commercials

Westree Arboricultural Consultants

Brian Kinder & Son

Henstridge Tyres & Batteries

O & O Vehicle Engineers

Shaftesbury furniture

Diacut Ltd

Smith Buildings Ltd

Turner Brickwork Ltd

W S Scrap Yard & Salvage

Dairyserve

Balckmore Vale Forge

Stalbridge Joinery

Damory Coaches

Biffo Henstridge Depot

Present Companuy



