

Local Development Framework
Shaping the future of North Dorset

Annual Monitoring Report 2006



Annual Monitoring Report 2006

North Dorset District Council

Annual Monitoring Report 2006

The Annual Monitoring Report (AMR) is a legal requirement under section 35 of The Planning and Compulsory Act 2004 and local authorities have to present an annual report to the Secretary of State by December each year. The AMR will assess the implementation of the Local Development Scheme, highlighting any changes to timetable. It also includes indicators which are used to measure performance of policies.

If you require further information you can contact the Planning Policy team.

By e-mail: plancons@north-dorset.gov.uk

By post: Policy Manager (Planning)
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset DT11 7LL

By phone: 01258 484213

Web: www.north-dorset.gov.uk

Published by North Dorset District Council,
Nordon, Salisbury Road, Blandford Forum,
Dorset DT11 7LL.

© North Dorset District Council 2007

Design by Reprographics, NDDC.

Price: £5.00 + £1.00 postage and packing.

We can provide this document in alternative formats and languages. If you require this service, please contact the Public Relations Office on: 01258 484100.

Contents

	Page
1. Introduction	2
2 Contextual Indicators	4
3. Local Development Scheme Implementation	12
4. Indicators and Policy Performance	18
4.1 Significant Effect Indicators	18
4.2 Core and Local Output Indicators	19
4.2.1 Environment	20
4.2.2 Housing	26
4.2.3 Economy	36
4.2.4 Community and Recreation Facilities	44
4.2.5 Transportation	48
5. Timetable for Annual Monitoring Report (AMR) 2007	51
6. Appendices	52

1.0 INTRODUCTION

The Planning and Compulsory Purchase Act 2004 replaces the previous planning process with a 2 tier system, consisting of the Regional Spatial Strategy (RSS) and the Local Development Framework (LDF). The RSS, once adopted, will be a statutory plan setting out regional planning policies.

The LDF is a portfolio of documents setting out local policies. Together with the RSS they will form the Development Plan for North Dorset. Until replaced by policies in the LDF, the saved policies in the District Wide Local Plan will continue to be used as a basis for making planning decisions. The Development Plan continues to be the single most important consideration in deciding applications for planning permission.

The Local Development Framework is made up of five main areas:

- ◆ Statement of Community Involvement (SCI)
- ◆ Development Plan Documents (DPDs) including Core Strategy, Development Control Policies and Area Action Plans
- ◆ Supplementary Planning Documents (SPDs) including Managing Housing Land Supply SPD
- ◆ Proposal Map
- ◆ Annual Monitoring Report (AMR)

The Local Development Scheme (LDS) is a document which sets out the timetable for the first three years of the production of the LDF.

The Annual Monitoring Report (AMR) is a legal requirement under section 35 of the Act and local authorities have to present an annual report to the Secretary of State. The AMR will assess the implementation of the LDS highlighting any changes to timetable, as well as giving information on how well, or not, policies are being met. It will also be used by the Regional Planning Body and incorporated into their RSS Report on an annual basis.

North Dorset District Council has been part of a county wide monitoring and information group, which has met at regular intervals throughout the year. These meetings are used to discuss any problems that have been encountered in AMR production and to agree best practice for future reports.

The current Local Plan was adopted in January 2003 and runs until 2011. Policies in the Local Plan have been saved as part of the LDF process for a period of three years to September 2007. The Council is applying to the Secretary of State to extend this period for all policies until the Core Strategy is adopted.

The report covers the 12 month period from 1 April 2005 to 31 March 2006. The data within this report have been collected from internal sources at North Dorset District Council, including housing, revenues, and development control records. External organisations including Dorset County Council and the

Environment Agency have also provided information for inclusion in this report. This is the fourth AMR to be produced by the authority.

The report looks at progress so far on the LDS, explaining any slippages against the timetable and what will be done to remedy them. It also discusses which policies have been saved from the Local Plan and any that have been removed. It details indicators, which are used to measure the performance of policies and highlight any policies which are not having the anticipated effects.

These indicators fall into three categories; significant effects, contextual and output indicators. 'Significant effects' indicators aim to show the impact of policies in regard to the Council's objectives for sustainable development. They are being developed regionally and will be used in future to assess the sustainability of policies as they are developed. 'Contextual' indicators aim to describe the wider picture, looking at social, environmental and economic circumstances, which affect the LDF. They are discussed in Section 2 of this report.

'Output' indicators are split into two types: 'National Core' Output Indicators (NCOI) and 'Local' indicators. 'National Core' output indicators are very specific and aim to show the direct consequences of the implementation of policy. This information will be collected on a consistent annual basis. 'Local' output indicators are used to look at particular local issues and will include some indicators from the Local Plan. As a rural authority, local indicators will be used to help consider particular rural issues and problems, such as the re-use of farm buildings. The Local Plan indicators used in previous years fall into this category. As the Core Strategy and future DPD's are developed some of the Local Plan indicators are likely to be dropped and replaced by indicators which are more relevant and conform to the SMART target advice given by the ODPM. Indicators should be Specific, Measurable, Achievable, Realistic and Time Bound.

2. Contextual Indicators

Population

This section covers contextual indicators and aims to provide a wide overview of the North Dorset area. The District covers an area of 235 square miles, with over 70 parishes, 54 of which have settlement boundaries. The major settlements in North Dorset are Blandford Forum, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge. About 51% of the District's population live within one of these five towns. These towns are critical in providing services and meeting the needs of the wider community.

The table below shows that the mid year 2005 population estimate for North Dorset is 65,367, which is an increase of about 650 on the previous mid year estimate. The population density of 1.07 illustrates the rural nature of the area, compared to an English average density of 3.53 people per hectare. The majority of people, 46% fall into the 30 to 64 year old category in North Dorset, with 20% in the 65+ age group and 18% in the 0 to 14 year old category.

Population Indicators				
Indicator		North Dorset	Dorset	England
Population 2005 Mid Year Est		65,367	401,145	53,390,300
% Population By Age Band	0-14	18%	16%	18%
	15-29	16%	14%	19%
	30-64	46%	46%	47%
	65+	20%	24%	16%
Population Density (Per Hectare)		1.07	1.58	3.53
Ethnicity % (2001 Census)	white	98.62%	98.75%	90.92%
	mixed	0.47%	0.25%	1.31%
	asian	0.40%	0.15%	4.57%
	black	0.12%	0.37%	2.30%
	chinese	0.38%	0.37%	0.89%

Source : Office For National Statistics

The majority of people in North Dorset are white, with less than 1.5% of the population having a different ethnic origin, compared to a national average of over 9%. North Dorset has seen the highest growth in population compared to the rest of Dorset, over the last decade having increased by nearly 15%¹ from 56,900 in 1995 to 65,367 in 2005. A large proportion of this is attributable to net inward migration, with many people deciding to relocate to the District.

¹ Source: Dorset for You Website, ONS Figures.

Housing

North Dorset is currently facing a challenge to provide enough affordable housing for local people. In 2001 of the total dwelling stock in the District, 73.3%² were

privately owned, 19.2% were Housing Association and 7.5% were privately rented. There is a real disparity between what local people earn and the prices of houses in the district. The average house price income ratio is 10.8, which makes it incredibly difficult for people to buy their first property and to subsequently progress up the property ladder.

Housing Indicators			
Indicator	North Dorset	Dorset	England
Total Number of Dwellings	28,498	329,714	N/A
House Price Income Ratio (Based on 2/3 Bed Dwellings and Income of 20-39yr Olds)	5.53	N/A	4.2
House Price Income Ration (Based on All Dwellings and Average Annual Income)	10.8	10.4	N/A
Average Household Size	2.3	2.15	2.36
% Second Homes	1.4	2.8	0.7
% Vacant Properties	3.2	2.9	3.2
Source: Dorset Data Book 2006			

The District also has a percentage of second homes which is double the national average, although lower than the Dorset average. This adds to the pressure of meeting local housing needs by helping to inflate house prices. As well as high house prices, people working in the district also have much lower weekly earnings, 21% less than the national average and 10% less than the county average.

Housing affordability is seen as a major chronic problem in the District. The difference between the average weekly amount being paid to men and women in North Dorset is about 12%, with men being paid more than women. This is much smaller than differences between men and women's pay at a county and national level which are 23% and 28% respectively.

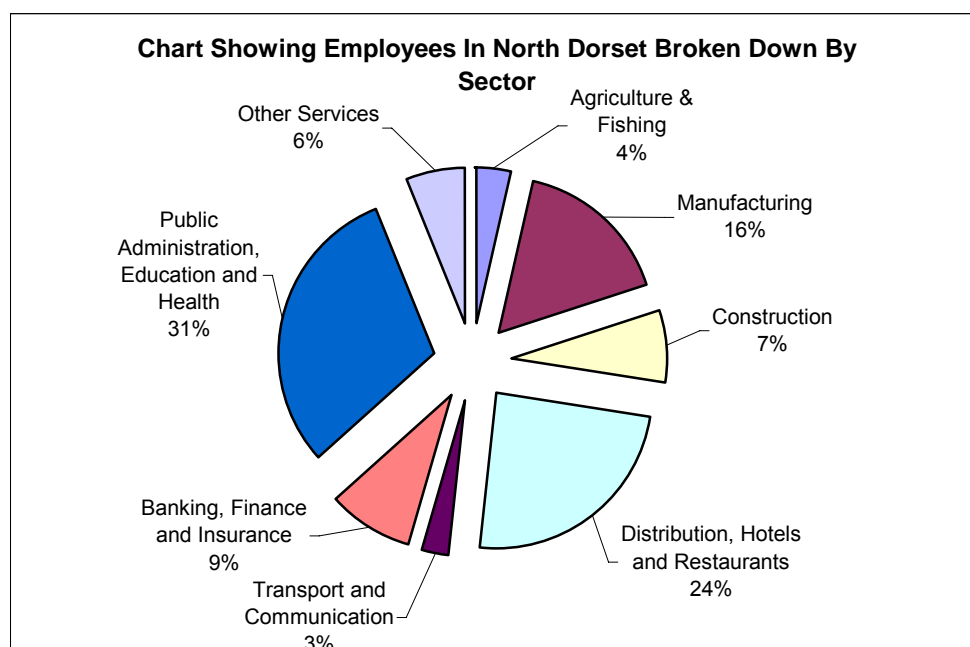
² Source: Census 2001.

Economy

Economy Indicators			
Indicators	North Dorset	Dorset	England
Gross Value Added (GVA) Per Head of Population 2003	11,000	11,627	16,521
Unemployment Rate 2006	0.7	0.9	2.3
Workplace Based Ave Gross Weekly Earnings FT Emp 2005	£359	£397	£436
Workplace Based Male Ave Gross Weekly Earnings FT Emp 2005	£372	£428	£479
Workplace Based Female Ave Gross Weekly Earnings FT Emp 2005	£331	£346	£374
New VAT Registration in 2005	205	1,185	177,270
VAT Deregulation in 2005	220	1,185	174,775

Source : Dorset County Council & Dorset Data Book 2006

In 2003 the GVA per head of resident population for North Dorset was £11,000, compared to £11,627 for the county as a whole. The national figure is much higher at £16,521. The gap between the average for England and North Dorset continues to widen, at 71%³ of the national average in 1995 and 67% of the national average in 2003. Unemployment in the district is very low with only 0.7% of the population out of work.



Source: Dorset Data Book 2006

As the chart above shows 31% of people working in the district are employed in the public administration, education and health sector, followed by the distribution, hotels and restaurants sector with 24%. The third biggest employment sector is manufacturing with 16%.

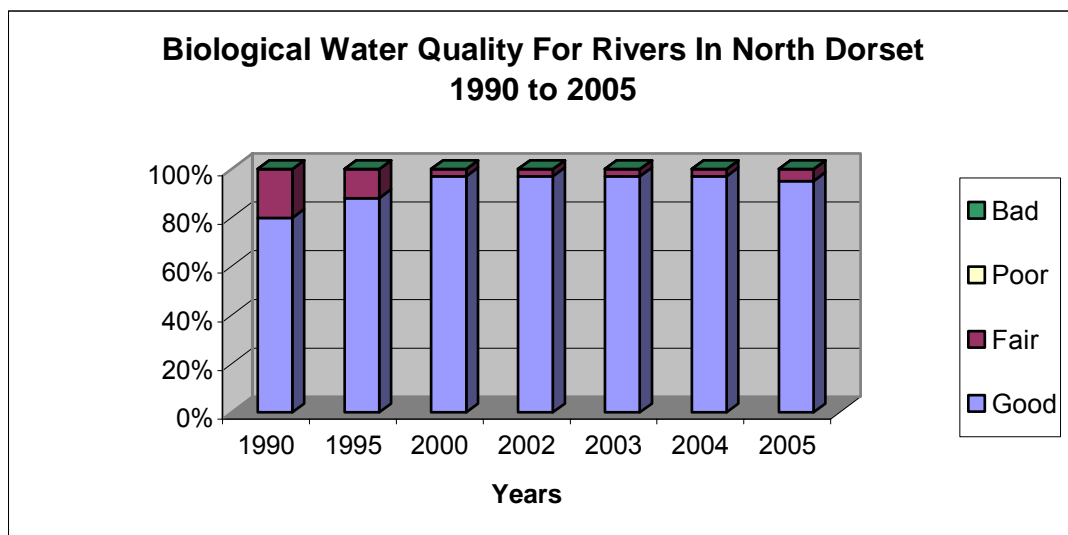
³ Source: Dorset County Council

Environment

The District is covered by a variety of environmental designations. As well as Special Areas of Conservation (SAC), Sites of Nature Conservation Interest (SNCI), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR), there are also parts of two Areas of Outstanding Natural Beauty. As a result, environmental and conservation issues feature strongly.

There are 3945⁴ hectares of land which are covered by one of the following nature conservation designations SNCI, SSSI or LNR. There are 224 SNCI's. Of these, 23.2% are currently in a favourable condition, only 2.2% are in a poor condition and the other 74.6% are still to be surveyed. There are 839 hectares of SSSI's, of which 59.85% are in a favourable condition and 40.15% are in a poor condition.

The charts below show the quality of water in North Dorset's rivers. They are split between chemical and biological analysis.



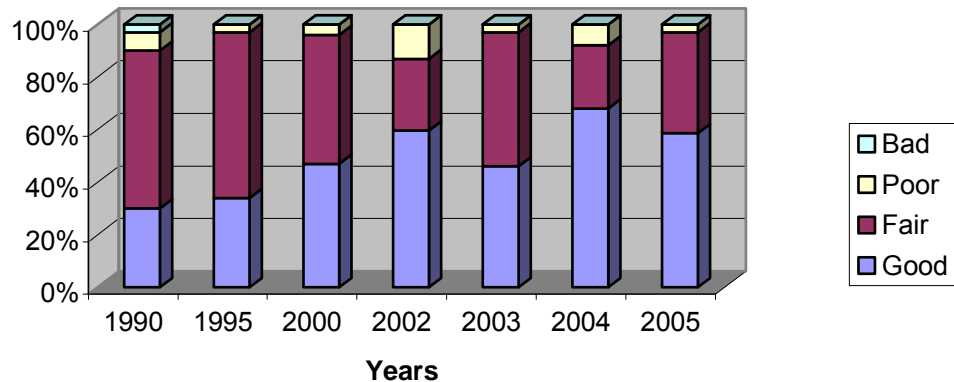
Source: Defra

The biological water quality of the district's rivers is good. In 2005 95% of areas sampled were classified as good, 5% as fair and no samples were poor or bad. There has been an improvement in biological quality since 1990 when 80% of water was good and 20% fair.

The picture in terms of chemical water quality shows much more fluctuation. In 2005 58% of river quality samples were good, 38% fair and 3% were classified as poor. Over the last 15 years the chemical quality of the water has improved, from a level of only 30% in the good category in 1990, towards 55%-60% in the most recent years.

⁴ Source: Dorset Data Book 2006.

Chemical Water Quality For Rivers In North Dorset 1990 to 2005



Source: Defra

In recent years more analysis of environmental issues has taken place. The table below gives experimental estimates for carbon dioxide emissions in Dorset, allowing comparisons between the different districts and authorities.

Experimental Estimates of Carbon Dioxide Emissions 2003

	Industry & Commercial	Domestic	Road Transport	Land Use Change	Total	Per Capita (tonnes)	Domestic Per Capita (tonnes)
North Dorset	210	172	119	61	562	8.8	2.7
Christchurch	98	132	80	1	311	6.9	2.9
East Dorset	150	250	187	27	615	7.2	2.9
Purbeck	116	130	117	21	383	8.6	2.9
West Dorset	224	304	264	94	886	9.4	3.2
Weymouth & Portland	102	135	57	2	295	4.6	2.1
Bournemouth	313	446	163	0	923	5.6	2.7
Poole	412	408	155	1	969	7.0	2.9

Source: The Dorset Environmental Data Book 2005

North Dorset has the fourth lowest level of total carbon dioxide emissions, with East Dorset, West Dorset, Bournemouth and Poole having higher levels. The per capita level of emissions is 8.8 tonnes which is the second highest, but reflects that there is a concentration of industry and commercial output in the area. The domestic per capital level of emissions is joint second lowest at only 2.7 tonnes.

North Dorset is also one of the best performing local authorities for domestic recycling rates. At present about 31% of waste is being recycled, beating the Council's target of 30%. A pilot scheme is taking place in Gillingham, where organic waste is being collected as well as paper, glass and plastic. Current estimates show that recycling rates are 65% in this town.

Transport

The Census in 2001 showed that 14.1% of people in North Dorset do not own a car, compared to 17% in the county and 26.8% in England. There is a high reliance on cars in the District, especially in the more rural areas, where access to public transport is not as widespread. The table below shows how far people travel to work, distances travelled to work are shown as a percentage. As the table shows 14% of people work from home in North Dorset, this is 5% higher than the National figure of 9%. The distance travelled to work with the highest percentage in North Dorset is, less than 2km at 27%.

Distance Travelled To Work As A Percentage Of The Total Workforce Census 2001			
	North Dorset	South West	England
Work From Home	14%	11%	9%
Less Than 2km	27%	24%	20%
2km to 5km	8%	19%	20%
5km to 10km	12%	16%	18%
10km to 20km	14%	13%	15%
20km to 30km	8%	4%	5%
30km to 40km	4%	2%	2%
40km to 60km	2%	2%	2%
60km and over	4%	3%	3%
Other	7%	6%	6%

Source: Census 2001

North Dorset does not have a motorway and the majority of roads are small minor roads, with only four classified as A or trunk roads. Despite this the amount of traffic using these routes is increasing, Dorset County Council's Local Transport Plan 2003 shows that the annual average daily traffic flow in 1990 was 43,300, in 2001 was 51,720 and in 2002 was 54,470. This equates to an increase of 25.8% over the twelve year period. As a result there can be congestion on the roads, with routes like the A350, which is single carriage way and with few overtaking opportunities, being especially affected.

Crime

Crime Indicators Year End 05/06			
Indicator	North Dorset	Dorset	England
Violent Crime Rate Per 1000 Population	8.7	12.3	22.7
Burglary Crime Rate Per 1000 Households	4.8	5.7	13.5
Vehicle Crime Rate Per 1000 Population	6.1	7.0	13.5
Criminal Damage Rate Per 1000 Populations	11.1	14.9	22.1

Source: Dorset Police

Crime rates in North Dorset remain much lower than national and county wide averages. The level of violent crime per 1000 population is only 8.7 in the District, which is 14% lower than the national average. The vast majority of crime recorded takes place in Blandford Forum⁵, Gillingham and Shaftesbury. The 2001 Census results show that nearly 100% of people living in North Dorset feel safe walking around their area during the day and about 77% feel safe at night.

Health and Education

Health Indicators			
Indicator	North Dorset	Dorset	England
% People With A Limiting Long Term Illness	16.6	19.3	18.2
% People Who felt They Were in Good Health	71.1	68.1	68.6
Life Expectancy At Birth Females	83	82.6	80.8
Life Expectancy At Birth Males	79.3	78.5	76.5

Source: Dorset Data Book 2006

In general North Dorset is a healthy place to live, with 71.1% of people in the area feeling that they were in good health, comparing favourably with a national percentage of 68.6%. The percentage of people suffering from a long term limiting illness in the district is 16.6%, which is nearly 2% and 3% lower than the national and county average respectively. Life expectancy of both men and women is higher in North Dorset than in Dorset or England. Academic achievements in North Dorset are higher than both the national and county averages, with 61%⁶ of 15 year old gaining a C or above grade at GCSE level. The percentage of people in North Dorset who are of working age and have attained a NVQ level 3 or equivalent qualification is 8.2%⁷.

Deprivation

Indices of deprivation were released in 2004 and aim to illustrate levels of deprivation nationally, the areas included for analysis are income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime. North Dorset has no Super Output Areas (SOAs) within the top 20% nationally, however 11% of North Dorset's SOAs fall within the top 20% locally. The picture is different if we look at only the accessibility and barriers to housing/services sub domain, where 48.5% of North Dorset's SOAs are within the top 20% nationally and 40% are within the top 20% locally. The tables below show the SOAs ranked from 1 for the most deprived to 35 for the least deprived within North Dorset.

⁵ Source: North Dorset Profile Document Produced By Dorset County Council.

⁶ Source: Dorset County Council.

⁷ Office of National Statistics.

Index of Multiple Deprivation Ranking For North Dorset

Output Area	IMD Score	Rank
Sturminster Newton Town	18.47	1
Blandford Old Town	17.56	2
Lydden Vale	17.42	3
Shaftesbury Central	17.34	4
Durweston & Stourpaine	16.23	5
The North Winterbornes	15.50	6
Milton Abbas & Hilton	15.48	7
The Stours	15.07	8
Blandford Station	14.20	9
Portman	14.14	10
Gillingham Town	13.61	11
The Iweres	12.90	12
Shaftesbury Grosvenor	12.64	13
The Beacon	12.58	14
Stalbridge Environs	12.42	15
Marnhull	11.99	16
Milborne St Andrew	11.97	17
Cranborne Chase	11.96	18
Bourton & District	11.82	19
Riversdale	11.55	20
Stalbridge Town	11.19	21
Bulbarrow	11.10	22
Motcombe & Ham	10.57	23
Gillingham Lodborne	9.62	24
Blandford Langton St Leonards	8.94	25
Shaftesbury Underhill	8.29	26
Gillingham Wyke	8.17	27
Sturminster Newton Environs	7.82	28
Milton	7.47	29
Blandford Hilltop	7.40	30
The Lower Tarrants	6.82	31
Blandford Damory Down	5.18	32
Shaftesbury Christy's	5.09	33
Child Okeford & Shillingstone	4.91	34
Gillingham Coldharbour	2.96	35

Source: Dorset County Council

Index of Deprivation For Barriers To Housing and Services Ranking In North Dorset

Output Area	IMD Score	Rank
The Iweres	53.16	1
The North Winterbornes	52.80	2
Lydden Vale	51.61	3
The Stours	51.08	4
Stalbridge Environs	46.87	5
Milton Abbas & Hilton	45.14	6
Cranborne Chase	44.08	7
The Beacon	41.42	8
Bourton & District	40.38	9
Bulbarrow	38.96	10
Motcombe & Ham	38.93	11
Durweston & Stourpaine	36.36	12
Riversdale	35.86	13
The Lower Tarrants	35.58	14
Portman	34.16	15
Shaftesbury Grosvenor	32.30	16
Milton	32.12	17
Sturminster Newton Environs	29.61	18
Milborne St Andrew	29.26	19
Sturminster Newton Town	27.01	20
Marnhull	26.40	21
Shaftesbury Underhill	24.91	22
Shaftesbury Central	20.26	23
Blandford Damory Down	17.85	24
Gillingham Town	17.23	25
Blandford Langton St Leonards	17.00	26
Stalbridge Town	16.87	27
Gillingham Coldharbour	16.62	28
Blandford Old Town	16.52	29
Shaftesbury Christy's	16.23	30
Child Okeford & Shillingstone	16.22	31
Blandford Hilltop	15.98	32
Gillingham Lodborne	14.39	33
Blandford Station	14.01	34
Gillingham Wyke	14.01	35

3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

All AMR's are required to include a section which discusses the implementation of the LDS. Local Authorities have to refer to the milestones contained within the LDS and give an indication of progress towards these, making note of any adjustments to the scheme that are felt necessary.

The documents specified in the authority's L.D.S (which came into effect on 1st April 2005) are:

- i) **The Statement of Community Involvement**
- ii) **The Core Strategy**
- iii) **Generic Development Control Policies**
- iv) **Proposal Maps**

A revised timetable is currently the subject of ongoing discussions with the Government Office for the South West. It proposes to take into account the RSS and "Call In" timetables and the need to address the District's oversupply in housing land. Meetings took place in October/ November 2006 to inform members and the public about the revised work programme. In view of the revised timetable, the authority is seeking the Secretary of State's agreement to save the policies of the existing Local Plan to the end of 2009. Details of all the saved policies can be found in Appendix 1.

3.1 Progress on Local Development Framework Documents

The progress so far on the production of the LDF documents is detailed below. Any changes or slippages against the timetable are explained and ways of resolving these are discussed. The current and previous timetables are included as one page tables at the end of the section.

3.1.1 Statement of Community Involvement

The Draft Statement of Community Involvement was submitted to the Secretary of State in January 2006 in accordance with the timetable set out in the LDS. (Following receipt of the Inspector's Report it was adopted in July 2006, again, in accordance with the key dates set out in the LDS timetable.)

3.1.2 Progress on Core Strategy DPD

Evidence gathering started with a series of meetings in April 2005 to raise community awareness, a series of Interest Group meetings in July 2005 to gather information on issues of importance and a vision setting exercise in August 2005.

As reported in last years AMR, progress on this document has been delayed, although evidence gathering has continued. There are four reasons why it is still considered premature to progress this document to the Issues and Options stage. They are:

- i) Further delays in the Regional Spatial Strategy (RSS) and district housing figures have seriously hampered the authority's ability to have any meaningful discussion with stakeholders about settlement strategy options. The draft RSS was submitted to the Secretary of State in April 2006. The authority has not objected to the spatial strategy in principle but has argued for an increase in housing numbers for the District. There is still, therefore, some potential for change to the RSS.
- ii) The "Call In" of the planning application on land east of Shaftesbury has been postponed from September 2006 to January 2007. The application is for 680 dwellings. Clearly, the Minister's decision on whether these dwellings will be built in Shaftesbury will have a major impact on the distribution of development in the District. Consulting on Issues and Options prior to this decision would be premature and could lead to policies being imposed by the Planning Inspector at a later stage instead of being negotiated through consultation with the community.
- iii) The oversupply of housing land identified in the previous AMR has become an increasingly major issue for the District and it is clear that waiting to address the issue through the Core Strategy would take too long. Extensive research and legal negotiation to agree an appropriate process to manage the situation has had to take precedence over work on the Core Strategy (see paragraph 3.1.3 relating to housing land supply below).
- iv) There is still a degree of uncertainty over the requirements of the new system, a view justified by the recent rejection of the first two core strategies prepared by Stafford and Lichfield Borough Councils as being unsound. This has led to a reassessment of the documents to be produced and their content.

Although there is still some uncertainty over the final housing figures in the RSS, the authority is now in a position to progress preparation of the Core Strategy based on the draft housing numbers. The consultation on an Issues and Options Report is now expected in August/ September 2007 with adoption in November 2009. This compares with an original adoption date of February 2008 in the first timetable published in April 2005.

3.1.3 Housing Land Supply SPD (Proposed New Document)

The rate of housing development in North Dorset is significantly above the planned rate envisaged in the Structure Plan. Furthermore, the draft RSS indicates that the planned rate of growth in the District should be reduced over the next 20 years. As a result there is an urgent need to reduce the current level of oversupply and to bring annual rates of development more into line with the rates proposed in the emerging RSS.

The SPD will be of an interim nature and will seek to phase the remaining undeveloped allocations in the Local Plan and control windfall development in advance of the Core Strategy being prepared. A position statement (available on the North Dorset website under Planning Policy, Local Development Framework Page) setting out the facts relating to over supply has already been prepared as evidence to defend planning application decisions. The SPD will be in conformity with saved policy 2.9 in the existing Local Plan. There will be a formal period of consultation in February/April 2007 with adoption programmed for July 2007.

3.1.4 Progress on Development Control Policies DPD

The preparation of a Generic Development Control Policies DPD will be dependent on the adoption of the Core Strategy with which it will have to conform. It had not been programmed to start during this monitoring period. Work on this document was not expected to start until the Core Strategy reached the submission stage and would not therefore have been adopted until July 2010. It is now proposed that preparation of this document will run more closely with the Core Strategy and will still be adopted in July 2010.

3.1.5 Progress on Affordable Housing DPD

As reported in the previous AMR, the need for affordable housing is a severe problem across Dorset. Work on a Dorset-wide evidence base has progressed but is not expected to be reported back until March 2007. The report will now inform emerging Core Strategies rather than a Dorset-wide joint DPD. The previous AMR identified the practicality of producing a joint document as a risk factor and stated that the findings may be incorporated into the Core Strategy if a joint document proved impracticable. The timetable was therefore only provisional. Affordable housing policies will now be adopted as part of the Core Strategy in October 2009, compared with the provisional date of December 2008.

3.1.6 Market Towns Action Plan DPD (Proposed New Document)

This would set out in more detail the proposals for each of the main market towns identified in the emerging Core Strategy for major growth. Evidence gathering for this document can not therefore commence until the Core Strategy is nearing adoption. Consultation on Issues and Options is expected to take place at the end of 2009.

3.1.7 Small Towns and Large Villages Action Plan DPD (Proposed New Document)

This would set out in more detail the proposals for the smaller settlements and preparation is not programmed to commence until August 2009.

3.1.8 Town/ Village Design Statements SPDs

The Council has developed close working links with local communities through its approach to community planning and proposes to take forward any design statements produced for towns and villages as SPDs. Although the evidence gathering and draft document will be prepared by the communities themselves, the planning legislation requires that the local authority conduct the final round of consultation and subsequent amendments. The timetables for these documents will therefore be dependent on community action. It is anticipated that Design Statements for Child Okeford and Sturminster Newton will be adopted by spring 2008 and for the South Tarrant's and Iwerne Minster by the end of 2008.

Table 1

Timetable for Completion of LDF Documents (As Revised In AMR Dec 2005)														
Documents To Be Produced	Evidence gathering and early stakeholder event	Analyse evidence and prepare issues/options	Planning Policy Panel & Cabinet consideration	Participation on preferred options (6weeks)	Prepare submission document	Report to Planning Policy Panel, Cabinet & Council	Submit to Secretary of State	Summarise representations and responses	Report on all representations to planning policy panel and cabinet	Pre-examination meeting and prepare EIP	Examination	Inspector Prepares Report	Consider Inspectors report and implications. Report to Planning Policy Panel and Cabinet	Estimated date for adoption by full Council
Core Strategy	Jun 06	Jun 06	Sept 06 to Aug 06	Sept 06 to Nov 06	Dec 06 to Feb 07	Mar 06 to Apr 06	May 06 to Jul 07	Aug 07 to Sept 07	Oct 07	Nov 07 to Feb 08	Mar 08	Apr 08 to Jun 08	Jul 08 to Aug 08	Sept 08
Development Control Policies DPD	Jan 07 to June 07	Jul 07 to Dec 07	Jan 08 to Mar08	Apr 08 to Jun 08	Jul 08 to Sept 08	Oct 08 to Nov 08	Dec 08 to Feb 09	May 09 to July 09	Jul 09	Aug 09 to Dec 09	Jan 10 to Feb 10	Mar 10 to Apr 10	May 10 to June 10	Jul 10
Affordable Housing DPD (Provisional))	Dec 05 to Dec 06	March 07 to May 07					Oct 07 to Dec 07				March 08 to April 08			Oct 08 to Dec 08

Table 2

Proposed Timetable for Completion of LDF Documents (Subject To Direction of Secretary of State)														
Documents To Be Produced	Evidence gathering and early stakeholder event	Analyse evidence and prepare issues/options	Planning Policy Panel & Cabinet consideration	Participation on preferred options or consultation on draft for SPD (6weeks)	Prepare submission document or prepare final document for SPD's	Report to Planning Policy Panel, Cabinet & Council	Submit to Secretary of State	Summarise representations and responses	Report on all representations to planning policy panel and cabinet	Pre-examination meeting and prepare EIP	Examination	Inspector Prepares Report	Consider Inspectors report and implications. Report to Planning Policy Panel and Cabinet	Estimated date for adoption by full Council
Core Strategy	Sept 06 to Dec 06	Jan 07 to May 07	June 07 to July 07	Aug 07 to Oct 07	Nov 07 to Jan 08	Feb 08 to Mar 08	Apr 08 to June 08	July 08 to Sept 08	Oct 08 to Nov 08	Dec 08 to Feb 09	Mar 09	Apr 09 to Aug 09	Sept 09 to Oct 09	Nov 09
Housing Land Supply SPD	Oct 06	Nov 06	Dec 06 to Feb 07	Feb 07 to Apr 07	May 07	June 07								July 07
Development Control Policies DPD	Oct 06 to Jan 07	Feb 07 to Sept 07	Oct 07 to Nov 07	Dec 07 to Feb 08	Mar 08 to Aug 08	Sept 08 to Oct 08	Nov 08 to Jan 09	Feb 09 to May 09	June 09 to July 09	Aug 09 to Oct 09	Nov 09	Dec 09 to Apr 10	May 10 to June 10	July 10
Market Towns Action Plan DPD	Jan 09 to May 09	June 09 to Sept 09	Oct 09 to Nov 09	Dec 09 to Jan 10	Feb 10 to May 10	June 10 to July 10	Aug 10 to Oct 10	Nov 10 to Jan 11	Feb 11 to Mar 11	Apr 11 to June 11	July 11	Aug 11 to Dec 11	Jan 12 to Feb 12	Mar 12
Small Towns & Large Villages Action Plan DPD	Aug 09 to Dec 09	Jan 10 to Apr 10	May 10 to June 10	July 10 to Aug 10	Sept 10 to Dec 10	Jan 11 to Feb 11	Mar 11 to May 11	June 11 to Aug 11	Sept 11 to Oct 11	Nov 11 to Jan 12	Feb 12	Mar 12 to July 12	Aug 12 to Sept 12	Oct 12
Child Okeford VDS SPD	Sept 06	Oct 06 to Dec 06	Apr 07	May 07 to June 07	July 07 to Aug 07	Sept 07 to Oct 07								Nov 07
Sturminster Newton TDS SPD	Mar 07	May 07 to July 07	Aug 07	Sept 07 to Oct 07	Nov 07 to Dec 07	Jan 08 to Feb 08								Mar 08
South Tarrant VDS SPD	Sept 07	Oct 07 to Jan 08	Feb 08	Mar 08 to Apr 08	May 08 to June 08	July 08 to Aug 08								Sept 08
Iwerne Minster VDS SPD	Sept 07	Oct 07 to Jan 08	Feb 08	Mar 08 to Apr 08	May 08 to June 08	July 08 to Aug 08								Sept 08

NB. The LDS is a three year timetable. Therefore dates post 2009 are provisional

4.0 INDICATORS

4.1 Significant Effect Indicators

The significant effects indicators will be linked to the objectives and indicators of Sustainability Appraisal Reports for each future DPD. By monitoring any significant effects, the overall actual effects of policies as they are being implemented can be compared to the predicted effects.

In producing Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) the Council is required to appraise the policies and objectives in these documents against its adopted Sustainability Framework. A Sustainability Appraisal (SA) Report identifying where changes have been made to the objectives and policies contained within each DPD, when tested against the SA Framework, will accompany each draft document when it is published for consultation.

The SA Report will include the requirements of the EU Directive 2001/42/EC, which is known as the Strategic Environmental Assessment (SEA) Directive. The SEA Directive specifically requires monitoring of outcomes of DPDs in order to identify any unforeseen adverse effects and to enable appropriate remedial action to be taken.

SA Monitoring will allow the actual significant effects of implementation of the DPD to be tested against those predicted in the SA. It thus helps to ensure that problems which arise during implementation can be identified and future predictions made more accurately.

SA Monitoring will test for example whether:

- The SA's predictions of sustainability effects were accurate;
- Mitigation measures are performing as well as expected; and,
- There are any adverse effects and whether these are in acceptable limits or not.

4.2 Core Output Indicators and Local Indicators

In order to make the figures in this section more easily comparable with previous years, the core and local indicators have been split between the topic areas set out in the Local Plan. These are environment, housing, economy, community facilities/recreation, and transportation. Each of these topic areas will be set out in a similar way:-

- The core output indicators required will be listed, followed by the Local Plan indicators.
- Data illustrated by tables, graphs and charts will be included and discussed.
- Conclusions will be made at the end of each section to summarise the key results of the indicators.

4.2.1 Environment

National Core Output Indicators for the Environment:-

NCOI 7 Flood Protection number of planning permissions granted contrary to the advice of the Environment Agency

NCOI 8 Biodiversity Change in areas and populations of biodiversity importance including, change in priority habitats and species and change in areas designated for their intrinsic environmental value.

NCOI 9 Renewable Energy capacity installed by type in megawatts

Local Plan Indicators for the Environment:-

Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.

Annual net gain to area of woodland planting.

Annual investment in environmental enhancement schemes.

Flood Protection (NCOI 7) number of planning permissions granted contrary to the advice of the Environment Agency

In the period from 1st April 2005 to 31st March 2006 no planning permissions were granted contrary to the advice of the Environment Agency. Five initial objections were made on planning applications in the district, four on flood risk grounds and one on water quality grounds. Three of these applications were refused and the two were approved after the Environment Agency removed their objection following the completion of flood risk assessments.

Biodiversity (NCOI 8) Change in areas and populations of biodiversity importance including, change in priority habitats and species and change in areas designated for their intrinsic environmental value.

The first half of this indicator which looks at changes in priority habitats and species, has not been completed. The large numbers of different habitats and species makes it impossible to effectively collect data. The information for changes to designated areas only includes changes over 0.5 hectares, as some of the changes found could simply be due to changes in the Ordnance Survey mapping base. There were no changes for international designations over 0.5 hectares, but there were a number for national and county designations. The table below shows the changes in number of hectares for North Dorset.

Biodiversity : Change in areas designated for their intrinsic environmental value from 2005 to 2006				
Designation	Name of Place	Number of hectares 2005	Number of Hectares 2006	Change +/-
SNCI	Ashley Wood	32.53	33.07	0.54
SNCI	Bulbarrow Hill	26.62	27.52	0.9
SNCI	Primrose Farm	0	1.51	1.51
SNCI	Blandford Camp	10.34	11.94	1.6
SNCI	Mill Cottage Meadow	0	2.56	2.56
SNCI	Okeford Coppice	0	3.09	3.09
SNCI	Foxditch/Cliff Coppices	0	3.41	3.41
SNCI	Park Coppice	0	4.89	4.89
SNCI	Leigh Wood	0	5.27	5.27
Total		69.49	93.26	23.77
SSSI	Cranborne Chase	61.26	61.83	0.57
SSSI	Sutton Combe	15.89	16.68	0.79
SSSI	Hod and Hambledon Hills	100.45	101.39	0.94
Total		177.6	179.9	2.3

Source : Dorset County Council

There have not been any unfavourable changes, over 0.5 hectares, in either designation over the twelve month period. Sites of Nature Conservation Interest (SNCI) increased by 23.77 hectares, with the largest changes occurring in, Leigh Wood 5.27 hectares, Park Coppice 4.89 hectares, Foxditch/Cliff Coppice 3.41 hectares and Okeford Coppice 3.09 hectares. The sites which have increased from a zero balance in 2005 are new designations.

Sites of Specific Scientific Interest (SSSI) have also seen an increase from 177.6 hectares in 2005 to 179.9 hectares in 2006. This is only an increase of 2.3 hectares and each of the three sites involved have seen increases of less than one hectare.

Renewable Energy (NCOI 9) capacity installed by type in megawatts

There have been no large scale renewable energy projects granted planning permission in North Dorset.

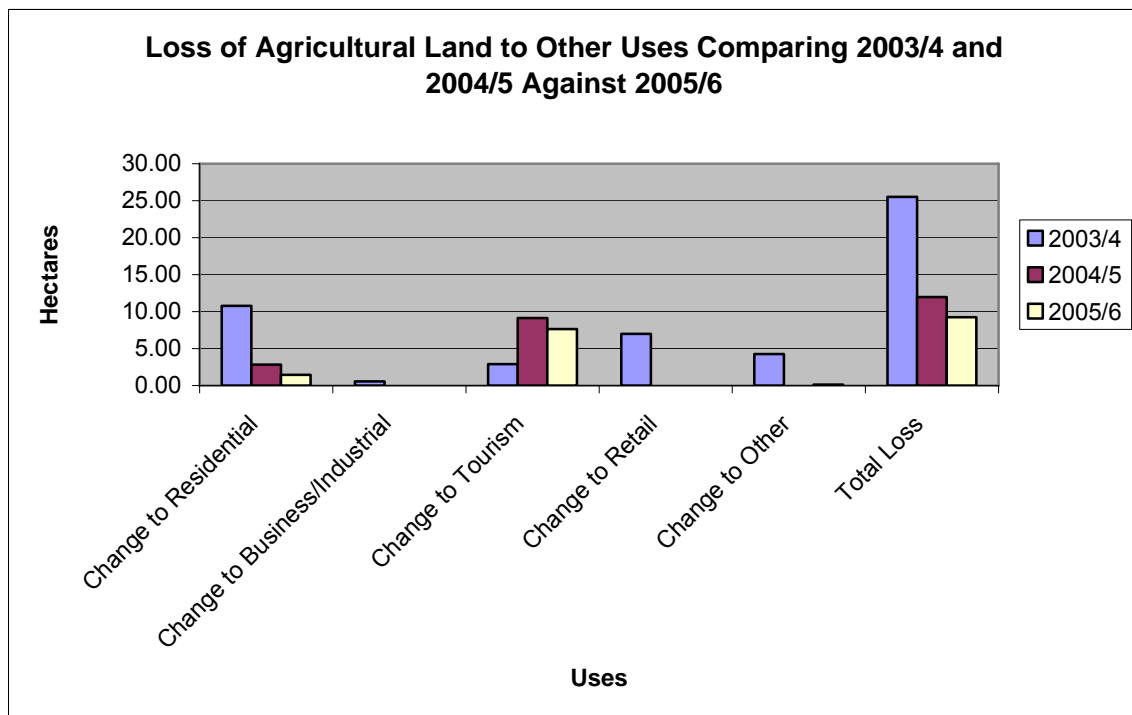
Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.

The term “Greenfield” includes three types of existing use:

- * Previously unused land within a settlement boundary.
- * Agricultural and previously unused land outside a settlement boundary.
- * Agricultural buildings (excluding agricultural workers dwellings).

The indicator is designed to assess the success of policies in restricting the loss of Greenfield land to development. This is done by counting permissions granted, not developments built. It can also be used to assess the effectiveness of policies guiding change of use of farm buildings to sustainable uses.

Data indicates that permissions granted for development on greenfield/ agricultural land and the loss of agricultural buildings to alternative uses has increased slightly in terms of numbers but has fallen by 41% in actual area of land lost during the monitoring period.

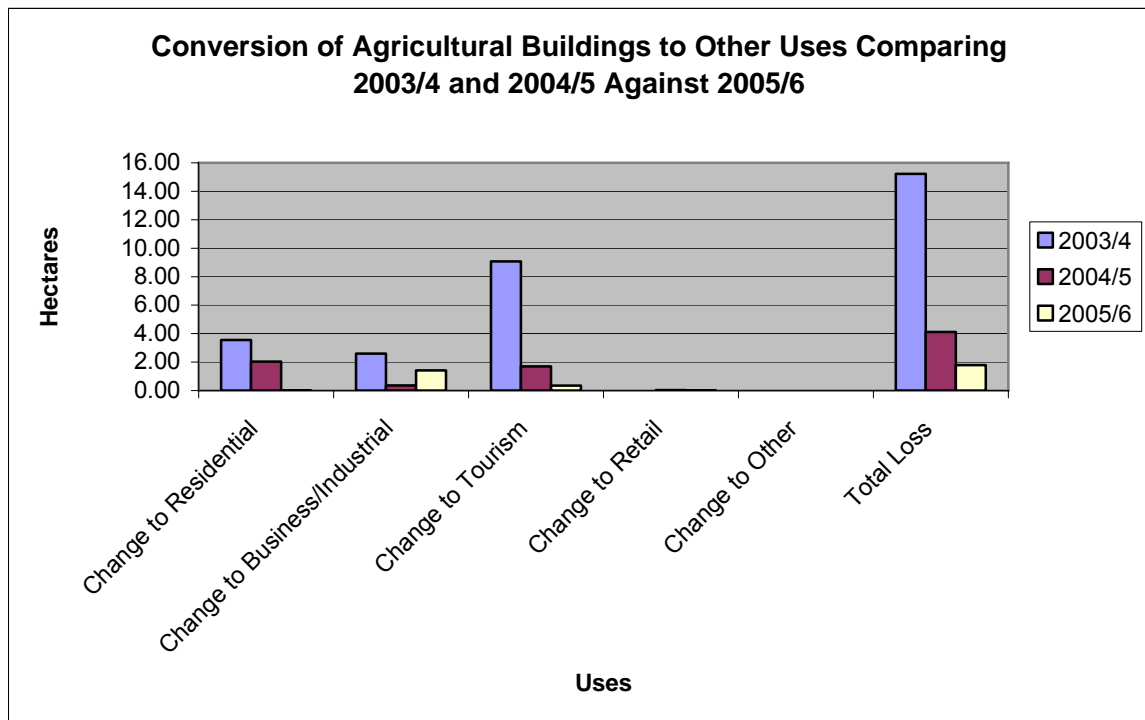


Source: North Dorset District Council Planning Records

The loss of agricultural/greenfield land in the monitoring period from 1st April 2005 to 31st March 2006 is shown in the table above. It was noted in previous AMR's that land on which development had been permitted included large sites allocated in the Local Plan and that, as allocations are used up, a decline in the loss of Greenfield land should be expected. As predicted, the amount of land lost has continued to fall, but at a slower rate, as allocations are used up.

Just 9.25ha, compared with 12.0ha and 25.5ha in the previous two years, has been lost. The majority of land, 83%, has been lost to tourist uses, of which 22% of has been lost to equestrian activities and 43% lost to a single permission for a coarse fishing lake. The trend for the loss of greenfield sites has therefore remained favourable. It is intended that a Supplementary Planning Document on housing land supply will be prepared to ensure that the loss of greenfield land is more strictly managed in the future.

The number of planning applications granted permission to convert agricultural buildings to other uses is shown in the table below. The conversion of agricultural buildings to other uses also continues to fall, but again, at a slower rate than previously. The table shows a different pattern of development this year, with the highest number of building conversions being approved for industrial/ business use. It is encouraging that there have been no new permissions for the loss of buildings to residential development in the last monitoring period



Source: North Dorset District Council Planning Records

Annual net gain to area of woodland planting.

Reliable information on woodland planting is not available, so we have decided to monitor the number of Tree Preservation Orders instead.

Annual investment in environmental enhancement schemes.

This indicator has also been very difficult to monitor. Instead we have decided to monitor progress on the development of Local Nature Reserves against the English Nature target of one hectare per 1000 population.

Annual net gain of Tree Preservation Orders (TPO)

An audit of all tree preservation orders was undertaken during the previous monitoring period and at March 2005 there were 388 Tree Preservation Orders (TPOs) in the District. A target of 20 new TPOs per annum has now been set out in the Environment business plan. During the current monitoring period a total of 26 TPOs were made, well above the target, bringing the total in the District to 414.

In addition, the Tree Warden Scheme continues to be successful. Training events are continuing with the focus on tree planting and events with schools and tree wardens. A new target of 5 training events per annum has been set. A total of 6 events were arranged in 2005/6.

Local Nature Reserves

In 2004 the Council agreed to monitor progress on the development of Local Nature Reserves against the target suggested by English Nature of one hectare per 1000 population. This was considered a good measure of improved accessibility for the community, improving nature interest and encouraging more people to visit such facilities.

During 2005/6 the first two Nature Reserves were declared at Woolland Hill (4.4ha), owned by North Dorset District Council and Butts Pond (2ha) owned by Sturminster Newton Town Council. They now contribute 10.1% of the suggested target for North Dorset.

The Council is actively pursuing three further designations at Riverside Meadows (3.5ha) Sturminster Newton, Milldown (15.6ha) Blandford Forum and Castle Hill (5ha) Shaftesbury. If these are all successful the Council will meet 47% of the target suggested for North Dorset. An area at Stour Meadows (10ha) in Blandford is also being investigated for Local Nature Reserve Status.

Conclusions

Given the very rural setting of the district and its many environmental designations, nature and conservation issues are incredibly important. No planning applications were granted permission contrary to advice from the Environment Agency. Environmental issues are being taken into account

when planning applications are being considered and current legislation and best practice being adhered to.

The loss of Greenfield/agricultural land and buildings to other uses is still continuing to fall, helping to conserve the rural and historic environment and reflecting a strict adherence to policy when considering planning applications. The number of Tree Preservation Orders in the district is increasing and a comprehensive survey of the existing ones has taken place. Progress has also been made on the designation of Local Nature Reserves, which will continue in the coming years.

4.2.2 Housing

National Core Output Indicators for housing:-

NCOI 2a Housing Trajectory

NCOI 2b Percentage of new and Converted dwellings on PDL

NCOI 2c – Percentage of dwellings completed at less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and above 50 dwellings per hectare.

NCOI 2d Affordable Housing Completions

Local Plan Indicators for Housing:-

Overall dwelling numbers compared with the Local Plan target of 5,900 (gross) by 2011 and an annual rate of 347. (The net equivalent figure is 5,700 at an annual rate of 335).

Dwellings on previously developed (brownfield) sites compared with the Local Plan target of 2000 (34%) by 2011 and an annual rate of 118.

Affordable dwellings compared with Local Plan target of 1170 (between 1998 and 2011) and an annual rate of 90 (26%).

Density of development compared with the minimum of 30 dwellings/hectare subject to good design/layout.

Car Parking spaces provided compared with the maximum of 2 spaces per dwelling.

Housing data is collected on a yearly basis and covers the period 1st April to 31st March. A dwelling is described as a self contained unit of accommodation. It can be a house, bungalow or flat of any size from one bedroom to four or more bedrooms.

Housing Trajectories (NCOI 2a)

As the table below shows there were 555 net dwellings completed in the twelve month period 1st April 2005 to 31st March 2006. This is 220 dwellings above the Structure Plan requirement of 335 dwellings per annum. Since 1994/5 there have been only been two years when the net number of completed dwellings was less than the strategic requirement, these were 1998/9 and 2000/1. As a result by 2005/6 we have exceeded the target amount by 1,197 dwellings, with actual cumulative dwellings completions of

North Dorset Housing Completions 1994-2006 (Net)												
	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
Strategic Requirement (annual average) 1994-2011	335	335	335	335	335	335	335	335	335	335	335	335
Dwelling Completions	469	425	400	335	330	342	326	514	445	590	490	555
Strategic Requirement (cumulative)	335	671	1,006	1,341	1,676	2,012	2,347	2,682	3,018	3,353	3,688	4,024
Cumulative dwelling completions	469	894	1,294	1,629	1,959	2,301	2,627	3,141	3,586	4,176	4,666	5,221
Cumulative amount above/below target	134	223	288	288	283	289	280	459	568	823	978	1,197

5,221 against a Structure Plan target of 4,024 dwellings. This is nearly 30% over target and well over the 10% tolerance allowed in the Local Plan.

The table below looks at the housing projections for the future compared to the strategic requirement target set out in the Structure Plan up to the end of the plan period in 2010/11.

North Dorset Housing Trajectory against annualised Structure Plan target (335dpa) 2006-2016										
	2006/07*	2007/08*	2008/09*	2009/10*	2010/11*	2011/12*	2012/13*	2013/14*	2014/15*	2015/16*
Strategic Requirement (annual average) 2006-2011	335	335	335	335	335	Provisional target only - to be set through Regional Spatial Strategy				
Dwelling Completions	393	397	342	333	334	369	365	352	330	241
Strategic Requirement (cumulative)	4,359	4,695	5,030	5,365	5,700	Provisional target only - to be set through Regional Spatial Strategy				
Cumulative dwelling completions	5,614	6,012	6,354	6,687	7,021	7,390	7,755	8,107	8,437	8,678
Cumulative amount above/below target	1,255	1,318	1,324	1,322	1,321					

The projected housing completion figures are calculated by the County Council, using the same methodology as previous years. Based on previous development rates, the likely dwellings completions in 2010/11 will be 7,021 compared to a strategic requirement of 5,700. Which will give an over supply of 1,321 dwellings, which is about 23% over target.

The Regional Spatial Strategy (RSS) is currently out for consultation and is likely to be adopted sometime in 2008. The strategic housing requirement figures in this document are different to those in the Structure Plan; as a result

we have also produced a table showing the housing projection for North Dorset compared to the ones likely to be in the final version of the RSS. This runs from 2006/7 to the end of the first period in 2015/16.

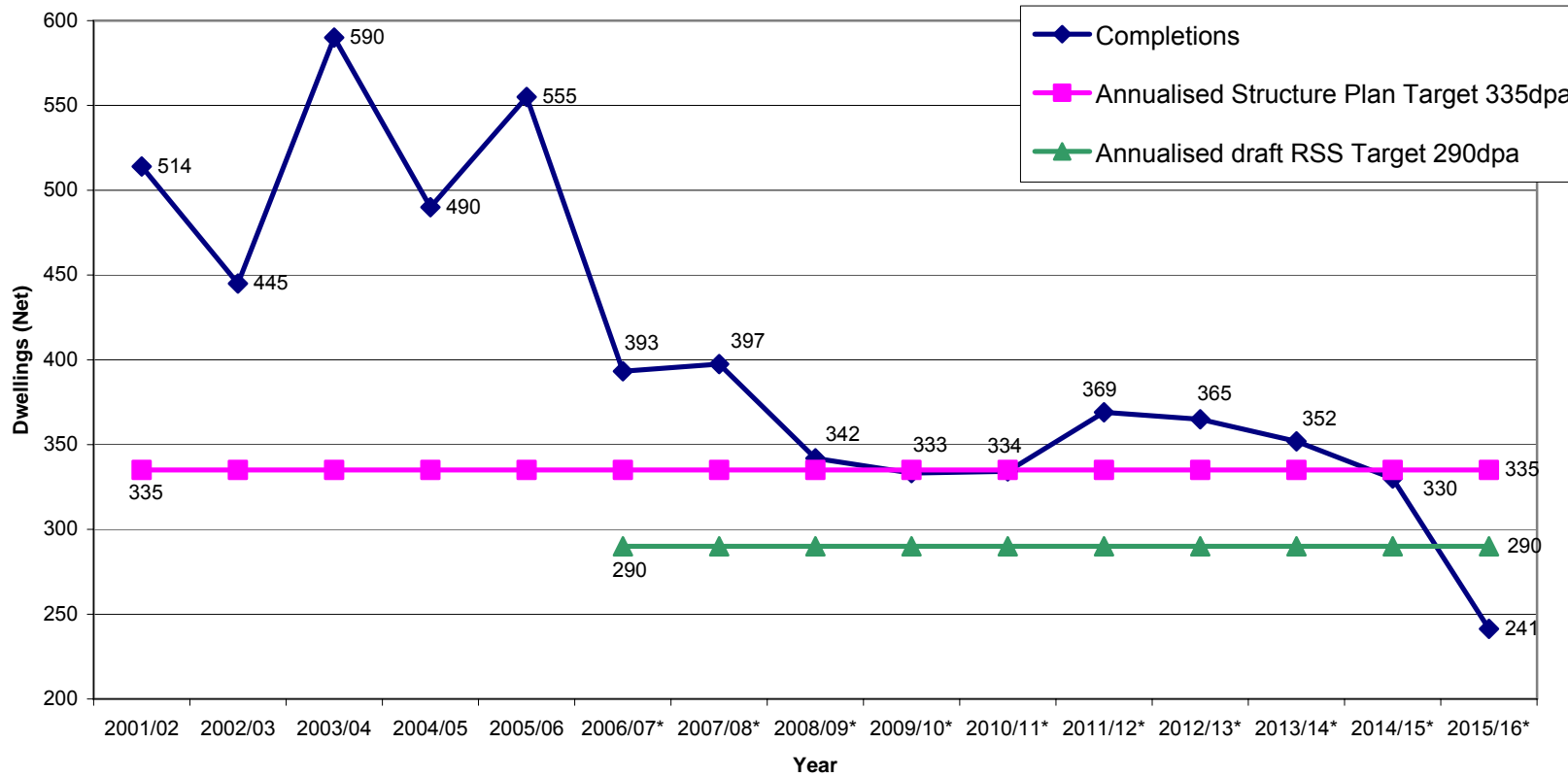
By the end of the ten year period there would be a likely oversupply of 556 dwellings, 3,456 completions against the strategic requirement of 2,900 dwellings. Every year apart from the final one would see an annual completion figure above the 290 dwellings set out in the RSS.

North Dorset Housing Trajectory against annualised draft RSS target (290dpa) 2006-2016										
	2006/07*	2007/08*	2008/09*	2009/10*	2010/11*	2011/12*	2012/13*	2013/14*	2014/15*	2015/16*
Strategic Requirement (annual average) 2006-2016	290	290	290	290	290	290	290	290	290	290
Dwelling Completions	393	397	342	333	334	369	365	352	330	241
Strategic Requirement (cumulative)	290	580	870	1,160	1,450	1,740	2,030	2,320	2,610	2,900
Cumulative dwelling completions	393	790	1,132	1,465	1,799	2,168	2,533	2,885	3,215	3,456
Cumulative amount above/below target	103	210	262	305	349	428	503	565	605	556

The graph on the next page illustrates the housing trajectory for North Dorset. It shows the projected annual completions from 2000/1 to 2015/16 and the Structure Plan target. Also included is the RSS target which starts in 2006/7 until 2015/16. As the graph shows the projected annual completions will be above both the Structure Plan and RSS targets for the next couple of years, from 2008/9 to 2010/11 they will be closer to the Structure Plan target of 335 dwellings. After this they are likely to increase again until 2013/14, covering the period when we would expect to see dwelling completions on the Land East of Shaftesbury.

The dwelling projections assume that that the development at Shaftesbury will go ahead, following the call in inquiry (in line with the phasing programme). At the end of the period the completion figures are likely to start falling, moving more in line with the target figures set out in the RSS.

Housing Trajectory 2001-2016 (Net)



*Projected completions

Gross Dwellings Completed Compared To Local Plan Targets

Gross Dwelling Completions In North Dorset, Split By Settlement, Compared To Local Plan Housing Figures					
Settlements	Total Gross Dwellings Planned 1994-2011	Gross Dwelling Completions 1994-2006	Gross Commitments With Outstanding Planning Perm @ 31/03/06	Total Committed Development	Over Supply
Blandford	1,050	1,086	154	1,240	190
Gillingham	1,610	1,618	169	1,787	177
Shaftesbury	1,170	511	32	543	-627
Sturminster	640	558	114	672	32
Stalbridge	170	156	46	202	32
Rural Areas	1,260	1,539	277	1,816	556
Total	5,900	5,468	792	6,260	360

Source: North Dorset District Council

As the table above shows the situation as at 31st March 2006 is that 5,468 gross dwellings have been completed between 1994 and 2006. When the 792 gross commitments from sites under construction and with planning permission are added to the completions to date, the total for the District is 6,260 dwellings. This is an over supply of 360 dwellings against the Local Plan figure of 5,900.

This would be the situation without granting any more planning applications for residential development, any additional permissions will add to the oversupply situation. As the over supply column illustrates it is the rural area which makes the largest contribution to the over supply figures, they are 44% over the Local Plan figure of 1,260. The two other main contributors to over supply are Blandford and Gillingham, which are 18% and 11% over the Local Plan figures respectively.

The one settlement which does not have an over supply is Shaftesbury, it is below its planned figure by 627 dwellings. This is generally due to the fact that the allocated site east of the town, for 680 dwellings, has not yet been developed. It was planned to be developed in the third stage of the Local Plan, which is post 2006. However the two planning applications for this site, which were approved by the Council have been called in by the Secretary of State. The Planning Inquiry for these applications is due to take place in early January 2007.

Housing Sites Allocated in the Local Plan

The table below explains what has happened to the sites which were allocated for housing in the Local Plan. Six of these sites, one in Blandford, four in Gillingham and one in Sturminster are now fully complete. The site at Ham Farm in Gillingham is still under construction but is likely to be finished in the next year.

Progress On Local Plan Allocations in North Dorset as at 31st March 2006			
Town	Site	Area	Progress on Site
Blandford	Off Langton Road	3.4	Development of 60 dwellings on this site is fully complete
	Off Shaftesbury Lane	8.0	169 dwellings completed on this site. There are still 3.1 hectares to develop, Council have resolved to grant planning permission for 110 dwellings on part of the remaining land
Gillingham	Barnaby Mead	1.4	Development of 44 dwellings on this site is fully complete
	Lodden Bridge Farm	2.8	Development of 126 dwellings on this site is fully complete
	Lockwood Terrace	3.2	Development of 126 dwellings on this site is fully complete
	West of the Fire Station Peacemarsh	2.0	Development of 71 dwellings on this site is fully complete
	Ham Farm	8.6	254 dwellings have been completed on this site, 31 are still either under construction or at the planned stage
	South of the Meadows	3.0	Site undeveloped with no planning applications
Shaftesbury	Land East of Shaftesbury	23.0	Two planning applications have been approved by Council for 670 Dwellings. The applications have been called in by the Government Office and a Planning Inquiry will take place in January 2007
Sturminster	Honeymead	1.5	Development of 75 dwellings on this site is fully complete
	North of Livestock Market	3.5	Site undeveloped with no planning applications
Stalbridge	Dikes Bakery	1.0	Outline planning application approved for about 33 dwellings and reserved matters application for 8 dwellings approved

Source: North Dorset District Council

Percentage of New & Converted Dwelling on PDL (NCOI 2b)

The percentage of new and converted dwellings completed on previously developed land was 38.8% for the twelve month period ending 31st March 2006. This is 8% above the figure achieved in 2004/5. The Local Plan target for PDL development is 34%, so North Dorset has exceeded this by over 4%.

North Dorset Residential Development By Greenfield and Brownfield Site Types (percentages)															
	Site Type	Compl 1995/6	Compl 1996/7	Compl 1997/8	Compl 1998/9	Compl 1999/0	Compl 2000/1	Compl 2001/2	Compl 2002/3	Compl 2003/4	Compl 2004/5	Compl 2005/6	Compl 1994-06	Commitments as at 31.03.06	
														Planning Perm 2006	Allocated Sites
N Dorset	GF	59.1	64.6	54.1	43.7	54.5	70.0	58.9	64.2	67.0	68.2	61.3	64.4	17.8	100.0
	BF	40.9	35.4	45.9	56.3	45.5	30.0	41.1	35.8	33.0	31.8	38.8	35.6	82.2	0.0
Dorset	GF	48.0	47.8	48.4	38.2	37.6	44.2	34.5	38.4	66.9	35.4	30.7	42.4		
(Excl B&P)	BF	52.0	52.2	51.6	61.8	62.4	55.8	65.5	61.6	33.1	64.6	69.3	57.6		

Source : Dorset County Council

The cumulative percentage of new homes built on PDL from 1995/6 to 2005/6 is 35.6%, which shows that even over this large time span the Council is still meeting its target. Of the 712 net sites which have planning permission at 31st March 2006, 82.2% are on PDL with only 17.8% on Non PDL. This is really positive and reflects the Councils work in increasing the level of housing completed on PDL.

Dwelling Densities (NCOI 2c)

The method used by the County Council to calculate dwelling densities has changed this year. Previously density was calculated using only information for fully completed sites, which meant that completions on sites which were still under construction were not taken into account.

Density of Gross New Dwellings Built In North Dorset 2005/6 and 2004/5		
	Fully completed sites only	
NCOI 2c	2004/5	2005/6
Less than 30 dwellings per hectare	41.7%	23.3%
Between 30 and 50 dwellings per hectare	47.0%	66.7%
Greater than 50 dwellings per hectare	11.3%	10.0%
Totals	100.0%	100.0%
Source: Dorset County Council		

The indicator definition implies that the total completions in each range should be used to calculate the density percentage. As a result the density figures this year have been calculated on all completions on all sites and the figures for 2004/5 have been recalculated, to provide like for like comparisons between the two years.

The density of dwellings built in 2005/6 was 23.3% at less than 30 dwellings per hectare, 66.7% between 30 and 50 dwellings per hectare and 10% at more than 50 dwellings per hectare. The Local Plan target is for a minimum of 30 dwellings per hectare. In 2005/6 over 75% of all completions were at more than 30 dwellings per hectare.

This performance is good and shows an improvement on dwelling densities achieved in 2004/5, when 58.3% were at greater than 30 dwellings per hectare. It reflects the utilisation of housing density policies set out in the Local Plan, by the development control department when assessing planning applications.

Affordable Housing Completions (NCOI 2d)

Affordable housing falls into two categories, either subsidised or low cost market (LCM). Subsidised housing can be either for rent or for shared ownership and are provided by a Registered Social Landlord. LCM housing is provided by a developer and is restricted for people in local housing need and provided at a reduced price.

Affordable Housing Built in North Dorset 1994-2006													
Settlement / Year	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	1994/2006
Blandford - Sub	12	24	16	61	21	29	17	8	4	3	12	0	207
Blandford - LCM	0	0	0	0	0	0	0	0	16	46	17	0	79
Gillingham - Sub	20	9	0	0	7	24	3	11	33	0	0	52	159
Gillingham - LCM	0	0	0	0	0	0	0	26	14	20	16	22	98
Shaftesbury - Sub	0	0	14	13	11	12	0	20	0	0	3	2	75
Shaftesbury - LCM	0	0	0	0	0	0	0	0	0	0	0	7	7
Sturminster - Subs	0	8	0	0	26	7	0	19	0	0	0	11	71
Sturminster - LCM	0	0	0	0	0	0	0	18	0	0	0	4	22
Stalbridge - Sub	0	0	0	0	22	0	0	0	0	0	0	0	22
Stalbridge - LCM	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Area - Sub	34	62	62	22	6	7	6	17	5	11	24	20	276
Rural Area - LCM									2	0		0	2
North Dorset - Sub	66	103	92	96	93	79	26	75	42	14	39	85	810
North Dorset - LCM	0	0	0	0	0	0	0	44	32	66	33	33	208
TOTAL	66	103	92	96	93	79	26	119	74	80	72	118	1018

Source : North Dorset District Council Planning Dept Records March 2006

There have been 118 affordable housing completions in the District for 2005/6, of these 85 have been for subsidised housing and 33 for LCM. This is a large increase on the previous few years and well above the Local Plan annual target of 90 dwellings, which applies to the period 1998/2011. However, if we look at the figure for total affordable completions for the 8 years since 1998 the average annual rate is only 83, which is below the Local Plan Target.

As the table shows the areas which have seen the highest levels of affordable completions are, Blandford at 28%, Gillingham at 25% and the rural areas at 27%. Together they make up 80% of the 1018 total affordable completions. By contrast the remaining areas have had much lower levels of affordable completions. Shaftesbury with 8%, Sturminster with 10% and Stalbridge with 2%.

House Price Income Ratio 2000 to 2005 In North Dorset	
Year	Ratio
2000	7.4
2001	8.2
2002	9.3
2003	9.9
2004	11.4
2005	11.4

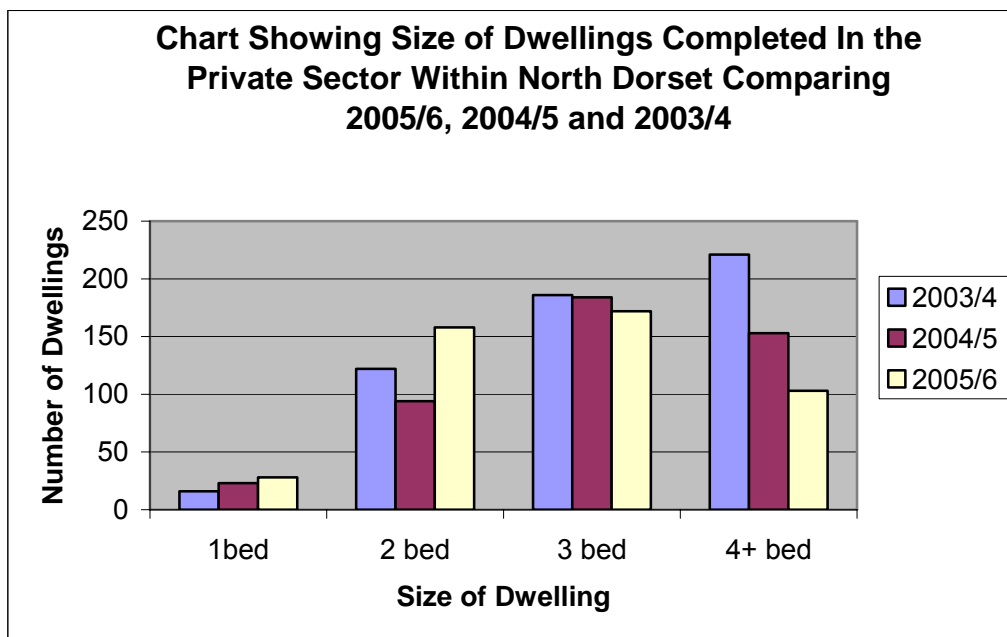
Source : Dorset County Council

As the table above shows the problem of housing affordability in North Dorset is becoming worse. The House Price Income Ratio has risen from 7.4 in 2000 to 11.4 in 2005; this is an increase of 54%. From 1998/9 to 2005/6 a total of 661 affordable houses have been built, against a Local Plan Target of 720 affordable dwellings in that period, leaving a shortfall of 8%.

The current levels of affordable housing actually being completed added to the effect of rising house prices and low incomes is making affordable housing one of the main issues facing North Dorset. New affordable housing policies will be included within the Core Strategy as it is produced over the next two years; these policies will aim to alleviate the problem as much as possible.

Size of Dwellings Completed

Another issue in the District is the size of dwellings being completed. The Housing Needs Survey updated in March 2006, shows that there is a high demand/need for smaller 1 and 2 bedroom dwellings. The graph below shows the size of dwellings built in North Dorset looking at the last three years for comparison.



Source: Dorset District Council

The number of 4+ bedroom houses which have been completed has steadily fallen over the last three years, three bedroom house completions have remained at a similar rate. There has been quite a large increase in the number of 2 bedroom houses being completed and a smaller increase in 1 bedroom homes.

Car parking

There is a Local Plan indicator which aims to look at the number of car parking spaces per dwelling compared to a target of a maximum of 2 spaces per dwelling. So far we have been unable to monitor this indicator. This indicator will be dropped and as the core strategy and future housing DPD's are produced, the use of a car parking indicator will be investigated.

Conclusions

There is currently housing over supply in North Dorset. At the end of March 2006 the net number of dwellings built since 1994/5 was 5,221. This is 1,197 above the strategic requirement. The housing projections show that by the end of the Local Plan period in 2010/11 the over supply is likely to be about 1,321. This is 23% above the Local Plan target of 5,700 net dwelling completions.

Of the sites allocated for housing in the Local Plan, only three have not started or do not have planning permission. However, the allocated site at East of Shaftesbury is subject to a Call In Inquiry, if this gets government approval the site will be granted planning permission.

The percentage of housing development on brownfield (PDL) land has continued to improve, with 38.8% of completed development in 2005/6 on PDL. The cumulative total over the plan period is above the Local Plan target of 34%.

The densities being achieved on housing developments is also increasing. This year the majority of development, 66.7%, was at a density of between 30 and 50 dwellings per hectare. This shows the authority's progress towards the Local Plan target, which is a minimum of 30 dwellings/hectare subject to good design/layout.

The number of affordable completions achieved in 2005/6 has increased, compared with the numbers in previous years. There were a total of 118 affordable completions, 85 for rented or shared ownership dwellings and 33 for low cost marketable dwellings. However from 1998/9 to 2005/6 affordable housing completions are below the Local Plan Target by 8%. Another positive area in housing has been the size of dwellings being built. As the Housing Needs Surveys in 2002 and 2006 identified there is a need for smaller homes in the district. The number of smaller dwellings being completed has increased and the number of large four bed homes has decreased.

4.2.3 Economy

The National Core Output Indicators for economy:-

NCOI 1a/b/c Amount of developed floor space, by employment type and which is on previously developed land.

NCOI 1d Employment Land Availability by Type

NCOI 1e Losses of Employment Land in Local Authority Area

NCOI 1f Amount of Employment Land Lost To Residential Development

NCOI 4a b Amount of completed retail, office and leisure development and the percentage of this within a town centre.

Local Plan Indicators for the Economy

Net gain of employment land provided, compared with the Local Plan target of 40ha by 2011, and annual rate of 2.35ha and any loss of employment land to another use.

Employment land provided and housing constructed in the main towns, compared with a predicted ration of 73 dwellings to one hectare of employment land.

Amount of vacant industrial floor space, land and number of units.

Vacant shop premises, in the main towns compared with the 1998 average vacancy rate of 6.17%.

Net gain/loss of business, industrial, retail and tourism uses, measured against existing stock numbers and where relevant the existing floor space.

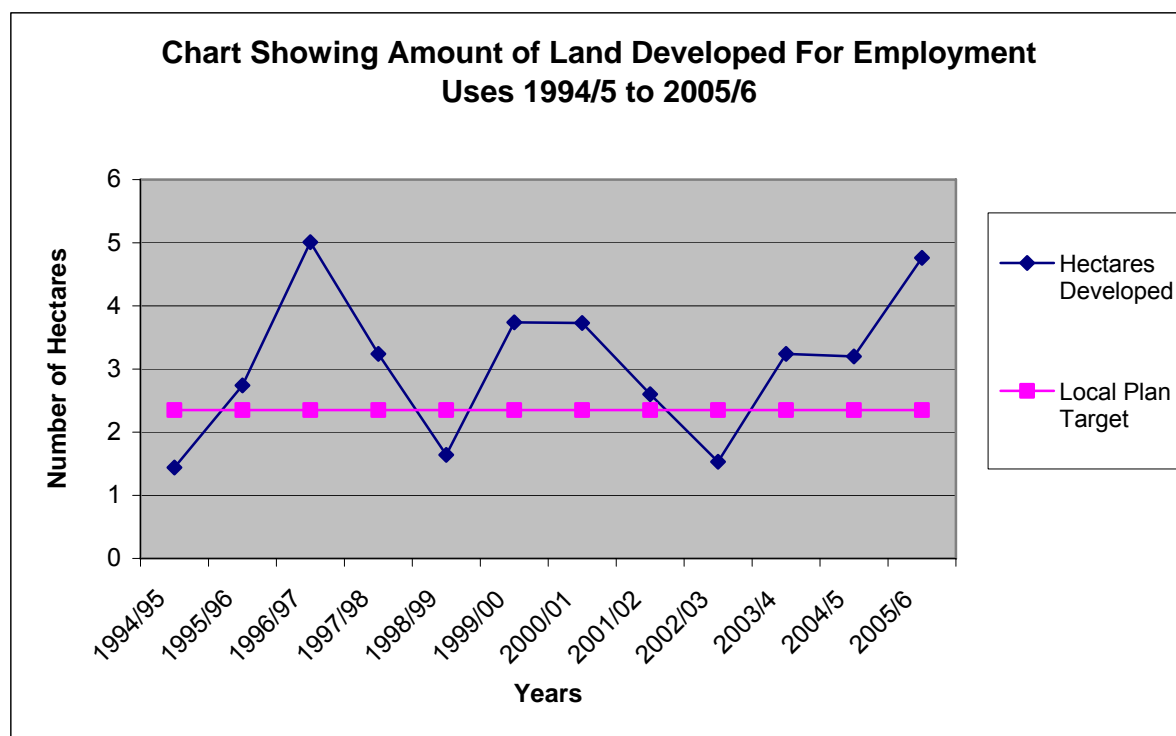
In the past, the monitoring of employment land in Dorset has only covered types A2, B1 to B8 and not types C and D. No data is therefore collected as part of the countywide employment land monitoring exercise for types other than A2 and B1 to B8. Generally, minor extensions to premises (typically less than 50 m²) are not included. Although purpose-built office premises are included (either within class A2 or B1(a)), changes to office use of a minor nature are not included. Typically, these might be, for example, changes of use from shops to offices in a 'high street' context. A list of Use Class descriptions are shown in Appendix 2.

Amount of Completed Employment Development (NCOI 1a/b/c)

Completed Employment Development 1/4/05 to 31/3/06							
Type	Number of hectares of employment land	Floorspace (sq mts) employment land	Number of hectares of employment land on PDL	Floorspace (sq mts) employment land on PDL	Number of hectares of employment land on Non PDL	Floorspace (sq mts) employment land on Non PDL	% of floorspace developed on PDL
B1 (a)	0.82	1,300	0	0	0.82	1,300	0.00%
B1c + B2	0.92	1,198	0.02	396	0.9	802	33.10%
Mixed	2.92	2,879	0	0	2.92	2,879	0.00%
B8	0.1	895	0.1	895	0	0	100.00%
Total	4.76	6,272	0.12	1,291	4.64	4,981	20.58%

Source : Dorset County Council

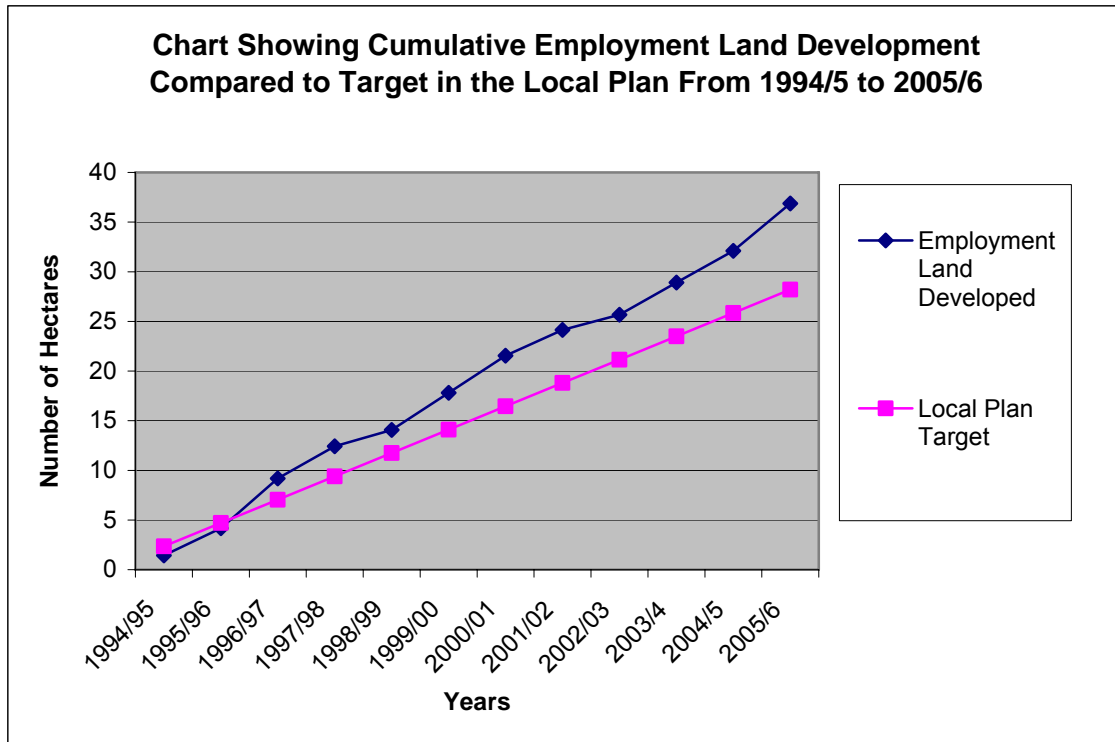
From the 1st April 2005 to 31st March 2006 there were 4.76 hectares of completed employment development in North Dorset. The majority of development, over 60%, has been in the mixed use category, 17% in employment type B1a, 19% in employment type B1c +B2 and 2% in employment type B8. The total floorspace developed is 6,272 square meters, of this 20.58% was on previously developed land (PDL). The 895 square meters of floor space developed in category B8 was all on PDL.



Source: Dorset County Council

The chart above shows the annual amounts of employment land developed from 1994/5 to 2005/6. The Local Plan target of 2.35 hectares per year has been exceeded by 2.41 hectares in this 12 month period. Over the twelve

years there have only been three years, 1994/5, 1998/9 and 2002/3 when the employment land developed has been less than the Local Plan target of 2.35 hectares.



Source: Dorset County Council

Total employment land developed to date is 36.87 hectares; the chart above illustrates the current employment land situation. Looking at the cumulative employment developments, the current level of development is well above that of the cumulative Local Plan target. Over the next five years the District only needs another 3.13 hectares to fulfil its Local Plan requirement of 40 hectares.

The annual average rate of employment development is 3.07 hectares per annum, so if current rates continue about another 15 hectares of employment land could be developed. It is very likely that the actual level of completed employment development will exceed the target of 40 hectares by quite a significant amount.

Employment Land Availability by Type (NCOI 1d)

Land (Hectares) available for employment in North Dorset Split By Use Class Orders at 31st March 2006			
Type	Total Commitment	Commitment on PDL	Commitment on Non PDL
B1a	2.23	1.69	0.54
B1c	0.69	0.67	0.02
B1	1.45	0	1.45
B8	1.74	1.42	0.32
Industry	15.7	8.95	6.75
Mixed	16.05	0.61	15.44
Total	37.86	13.34	24.52

Source: Dorset County Council

As the table above shows there are 37.86 hectares of land currently committed to an employment use. Of this amount 65% is on Non PDL and 35% on PDL. Industrial and mixed use, make up the largest proportion of committed land with 41% and 42% of the total respectively.

Losses of Employment Land (NCOI 1e)

The definition for this indicator asks for the amount of land which was "available" for employment, being defined as sites allocated in the Local Plan/LDF or with planning permission, lost to completed non employment uses. There have been no losses of available employment land in the twelve month period from 1st April 2005 to 31st March 2006.

However, we have been able to collect data showing losses of land which had been used for employment in the previous monitoring period, but had then been lost to non employment uses, not including residential.

Land used for employment in the previous monitoring year, which has been lost to completed non employment uses in the current monitoring year			
	Business	General Industrial	Storage & Distribution
Amount of employment land lost in hectares from 1/4/05 to 31/3/06	0.13	NON	0.01

Source : North Dorset District Council

As the table above shows only a small amount of employment land has been lost to a completed non employment use in the twelve months from April 2005 to March 2006. The total lost is 0.14 of a hectare of employment land, with

93% lost from a business use and 8% from a storage or distribution use. This is a tiny fraction compared to the 4.76 hectares of completed employment land this year and reflects the Council's commitment to preserving existing employment sites and encouraging new employment opportunities.

Employment land lost to residential development (NCOI 1f)

This indicator follows the same definition as above but looks at losses of available employment land to residential uses. Again using this definition there has been no loss of "available" employment land to residential uses. However, there is data showing the amount of land which was used for employment in the last monitoring period and which has been lost to residential development. This is shown in the table below.

Amount of Land Used for Employment in North Dorset during the previous monitoring period which has been lost to residential development				
	B1	B2	B8	Total
Hectares of employment land lost April 05 to March 06	0.01	3.03	0.43	3.47
Source: Dorset County Council				

There has been a total loss of 3.47 hectares of employment land to residential uses in this monitoring period. The majority of this had been lost from employment use class B2 (general industrial), with 2.97 hectares from one site at Case & Sons in Motcombe.

Amount of Completed Retail, Office and Leisure Development (NCOI 4a/b)

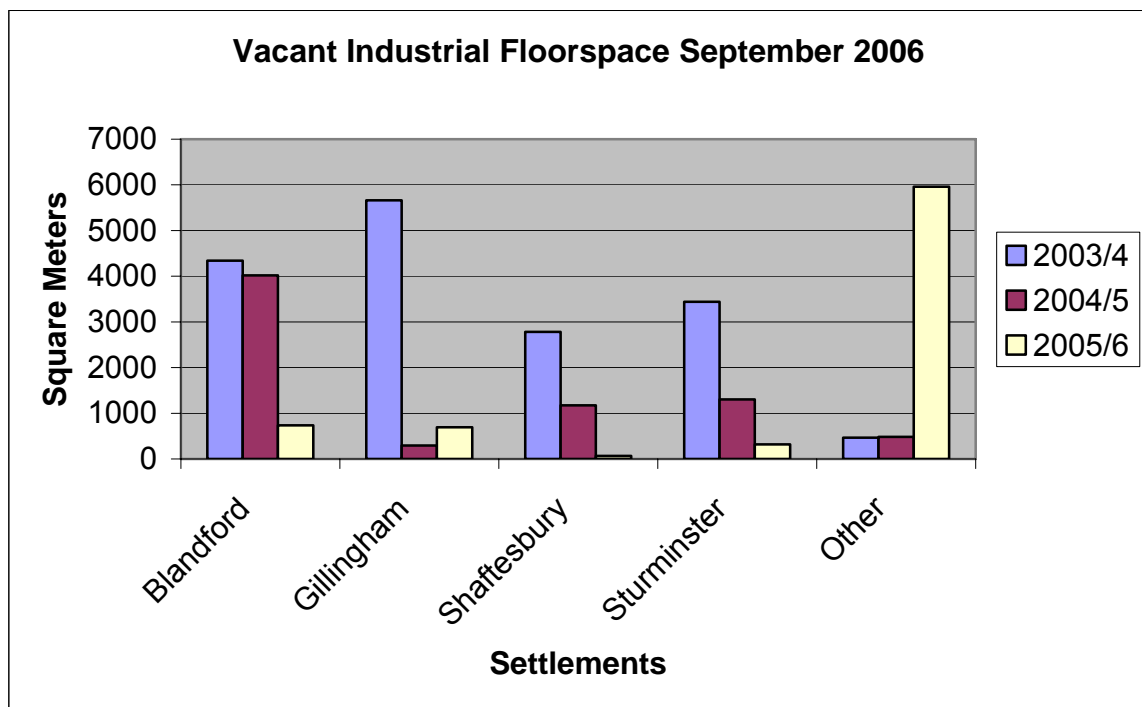
Amount of completed retail, office and leisure development for the period 01/4/05 to 31/3/06 within North Dorset and the percentage within a town centre			
	Office	Leisure	Retail
Square Meters - Gross	413	18,562	230
Square Meters - Sales Area	N/A	N/A	219
Amount Within Town Centre Sq Meters	86	0	0
Percentage within Town Centre	21%	0	0
Source : North Dorset District Council			

For this indicator the town centres are Blandford, Gillingham, Shaftesbury and Sturminster Newton. Over the period 19,205 square meters of retail, office and leisure development has been completed. Leisure development makes up the largest proportion of this with 97% of the total, followed by office development with 2% and then retail development with only 1% of the total. No leisure or

retail development was completed within a town centre and only 21% of office development was within a town centre.

Vacant Industrial Floorspace

The graph below shows the amount of vacant industrial floorspace within the district, comparing 2005/6, 2004/5 and 2003/4. The data for this chart was extracted from the Property Pilot Database on the 21st September 2006 and shows the amount of vacant industrial floorspace space at that time.



Source: Property Pilot September 2006

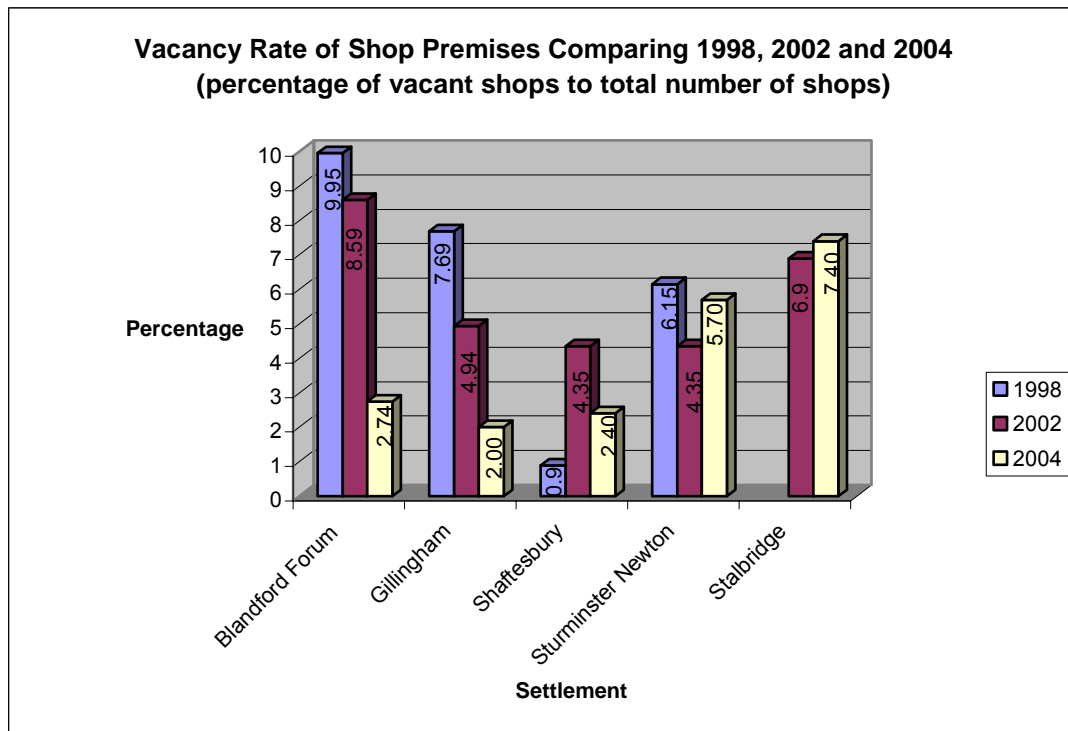
There are only very small amounts of vacant industrial floorspace in Blandford, Gillingham, Shaftesbury and Sturminster Newton, with the amount available falling over the last couple of years. This shows that the take up of industrial floorspace in the towns is very high. The other, rural area, is showing the highest amount of vacant floorspace, the majority of this at 78% is made up from one site at Blandford Hill in Milborne St Andrew, where there are 4,645 square meters of vacant industrial floorspace.

Employment Land provided against housing constructed

It has proved difficult to collect data for this Local Plan target. As a result it is not being included in the future, a new indicator will be developed if appropriate as the Core Strategy and DPD's are produced.

Vacant Shop Premises

The graph below shows the situation in 2004, compared with 2002 and 1998.



Source: North Dorset District Council Retail Surveys (2004)

The last retail town centre survey was carried out in 2004 and the chart above provides the most up to date information at present.

Apart from Stalbridge the shop vacancy rate in each town has dropped from 2002 to 2004. Blandford and Gillingham in particular have seen a large fall in vacancy rates from 9.95 to 2.74 in Blandford and 7.69 to 2 in Gillingham. The two areas where vacancy levels are still high are Sturminster and Stalbridge, the latter at a level above the 1998 annual average rate of 6.17%. Given the importance of vibrant market towns to the local community it is very important that the shop premises vacancy rates are improved.

Net gain/loss of business, industrial, retail and tourism uses, measured against existing stock numbers and where relevant the existing floor space.

In the previous two AMR's data has been included for this Local Plan Indicator. However the information collected only looked at planning permissions which had been granted and not looking at what development had actually been completed. Also these statistics did not show area of land or floorspace as set out in the indicator. As the National Core Output Indicators are asking us to comment only completed development and now include a specific indicator on loss of employment land, this old Local Plan indicator will be dropped.

Conclusions

Over the Local Plan period so far we have completed 92% of the 40 hectare target for employment land development. With five years left until the end of the plan period it is likely that the amount of completed employment development will be above target.

This year 4.76 hectares of employment land was completed, 97.5% was on Non PDL and only 2.5% on PDL. There is also a commitment of 37.86 hectares of employment land, 35% on PDL and 65% on Non PDL. The level of vacant industrial floorspace continues to fall, indicating that there is a high demand for industrial floorspace in the District.

Of the 19,205 square meters of completed office, leisure and retail development less than 1% was within a town centre. This could indicate that too much development is taking place in villages and more rural areas. It is important that when future development is being considered, sustainability of sites is taken into account.

4.2.4 Community and Recreation Facilities

National Core Output Indicator:

NCOI 4c Percentage of eligible open spaces managed to green flag Award standard (NCOI 4c)

Local Plan Indicators for Community and Recreation

Monitor provision of community/village halls compared with Local Plan Standard of 220m² per 2,000 population.

Monitor provision of outdoor sport facilities compared with Local Plan Standard of 1.6 – 1.8 ha per 1000 population.

Monitor provision of children's play space/amenity area compared with Local Plan Standard of 0.6 – 0.8 ha per 1000 population.

Monitor number of essential village facilities/services in relation to population.

These are defined as:

- Shop/General Store
- Post Office
- Village Hall
- Place of Worship
- Public House
- School
- Public Recreation Ground
- Play Area
- Daily Bus Service to nearest market town

Percentage of Open Space Managed To Green Flag Standard (NCOI 4c)

This indicator looks at the open space within the authority which is managed to Green Flag Standard; it does not mean that the open space has a Green Flag Award. Consultants were employed to audit the quality of open spaces. The audit is currently being checked and a quality standard will be set in the Core strategy. The audit will be released in sections with the audit of play areas available first in November.

The Senior Countryside Ranger for the district is now a Green Flag assessor and the Council will be managing all fourteen of its sites to this standard, under the Service Level Agreement with the Ranger Service. Sites currently managed to Green Flag Award standard are:

Milldown open space, Blandford.
Butts Pond, Sturminster Newton.

Riverside Meadows, Sturminster Newton.
Picnic site at Woolland Hill.
Lampards Field allotments, owned by Blandford Town Council.

The council is also working with the Town and Parish Councils and the Community Partnerships to bring their owned and managed sites up to the standard.

Community/Village halls, outdoor sports facilities and children's play space/amenity area

Consultants were employed to audit and assess these facilities. The audit is currently being checked and local standards will be set through the work on the Core Strategy and included in this. The audit will be released in sections with the audit of play areas available first in November. The audit shows the location and quality of open spaces.

Essential village facilities/services in relation to population

Dorset County Council publish information on rural facilities, the current information was published in 2002 and is updated as new information is received. It is available to view on the Dorset For You website.

The table on the next page shows what rural facilities are available in those North Dorset parishes which have a village settlement boundary. Not all services will be in the village itself, but are available within the parish. All villages included in the table have a bus service, operating on a weekly or daily basis. There are 33 villages within the district which have a primary school, 38 % of villages have access to a post office or shop and 81% have a village hall. All villages, apart from Fifehead Magdalene, Hinton St Mary, Manston and Milton on Stour, have a mobile library service.

Changes in village facilities

The information below has been extracted from the planning records from April 2005 to March 2006 and show any change of use to rural facilities. The information below only includes permissions for planning applications and does not take into consideration whether development has been completed.

General Store/Post Office – No applications for change use of a general store or post office. There was one application in Hazelbury Bryan for a temporary log cabin to be used a village shop.

Village Hall - There were no applications to change the use of a village hall, erect a new one or demolish an old one. One application granted permission to erect a single storey extension, at the village hall in Ashmore.

Shows Rural Facilities in Villages With Settlement Boundaries								
Villages	School	Post Office	Shop	Hall	Pub	Church	Petrol Station	GP Surgery
Ashmore				YES		YES		
Bourton	YES	YES	YES	YES	YES	YES	YES	YES
Bryanston						YES		
Buckhorn Weston		YES	YES	YES	YES	YES		
Cann (incl Common)				YES				
Charlton Marshall		YES		YES	YES	YES		
Child Okeford	YES	YES	YES	YES	YES	YES		YES
Compton Abbas						YES		
Durweston	YES			YES		YES		
East Stour		YES	YES	YES	YES	YES		
Farnham					YES	YES		
Fifehead Magadlene				YES		YES		
Fontmell Magna	YES	YES	YES	YES	YES	YES		YES
Glanville Wooton				YES		YES		
Hazelbury Bryan	YES			YES	YES	YES		YES
Hilton						YES		
Hinton St Mary					YES	YES	YES	
Ibberton				YES	YES	YES		
Iwerne Courtney				YES	YES	YES		
Iwerne Minster		YES	YES	YES	YES	YES	YES	
Kings Stag		YES	YES		YES		YES	
Kington Magna				YES		YES		
Lydlinch				YES		YES		
Manston				YES	YES	YES		
Mappowder				YES		YES		
Marnhull	YES	YES	YES	YES	YES	YES	YES	YES
Melcombe Bingham						YES		
Upper & Lower Ansty		YES	YES	YES	YES			
Milborne St Andrew	YES	YES	YES	YES	YES	YES		YES
Milton Abbas		YES	YES		YES	YES		YES
Milton on Stour	YES	YES	YES			YES	YES	
Motcombe	YES	YES	YES	YES	YES	YES	YES	
Okeford Fitzpaine	YES	YES	YES	YES	YES	YES		YES
Pimperne	YES	YES	YES	YES	YES	YES		
Pulham				YES	YES	YES		
Shillingstone	YES	YES	YES	YES	YES	YES	YES	
Spetisbury	YES			YES	YES	YES		
Stour Provost	YES			YES		YES		
Stour Row				YES		YES		
Stourpaine		YES	YES	YES	YES	YES		
Stouton Caundle				YES	YES	YES		
Sutton Waldron				YES		YES		
Tarrant Gunville				YES		YES		
Tarrant Hinton				YES		YES		
Tarrant Keyneston				YES	YES	YES		
Tarrant Monkton				YES	YES	YES		
West Stour				YES	YES	YES	YES	
Winterborne Houghton						YES		
Winterborne Kingston	YES	YES		YES	YES	YES		
Winterborne Stickland	YES	YES	YES	YES	YES	YES	YES	YES
Winterborne Whitechurch	YES			YES	YES	YES		
Winterborne Zelston				YES	YES	YES	YES	

Place of Worship – There have been no applications to change the use of a place of worship within the twelve month period.

Public House – There were no applications to change the use of a public house or erect a new one in the villages.

Schools – There were no applications to change the use of a village school or to erect a new one.

Public Recreation Grounds – There were no applications to change the use of an amenity or recreation area.

Play Areas – There were no applications to change the use of a village play area and no proposals for new ones.

Daily Bus Service to nearest market town – Looking at the whole district 67% of villages have a daily bus service to their nearest market town.

Conclusions

Within North Dorset there are currently five areas of open space which are managed to green flag award standard. A target for this indicator will be set through development of the Core Strategy. The results of an audit of open spaces, sports facilities and children's play areas is currently being analysed and the findings will be published later this year and into next year. Over the twelve months from 1st April 2005 to 31st March 2006 no planning applications have been granted permission which would result in the loss of a rural service. The level of rural facilities available varies greatly from village to village, although the retention of existing facilities is very important in all communities.

4.2.5 Transportation

The Local Plan indicators for transport have provided information which has been difficult to quantify and compare against other local authorities. As a result it was decided last year that we would no longer monitor the annual investment in Local Plan transportation schemes and changes to bus/train services within the Local Plan Integrated Transport Network. Instead we will use the National Core Output Indicators for transport to monitor our performance.

The National Core Output Indicators that we are required to assess are as follows:

NCOI 3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

Below are the parking standards set out in the Local Plan for non residential development. All of the parking space numbers are a maximum and as long as developments do not go over the maximum figure they will comply with the parking standards.

Local Plan Car Parking Standards			
Development Type		Town Centre	Elsewhere
Employment	Space per employee	1	1
	Space per visitor	1	1
Retail/Commercial	Space per customer @1 per 10m ²	1	1
	Space per staff	1	1
Community/Leisure Facilities	Space per user	1	1
	Space per staff	1	1

This year planning applications granted permission for all non residential development within Use Class Orders A, B and D, were analysed. There were a total of 57 permissions, of these 25 developments were completed, giving a total of 5.99 hectares of completed non residential development.

Hectares of completed non-residential development, between 1/4/05 and 31/03/06, within North Dorset complying with car parking standards set out in the Local Plan			
	Community & Leisure	Employment	Retail
Hectares of completed non-residential development	5.08	0.11	0.8
Percentage of hectares which comply with car parking standards	88%	82%	59%
Source : North Dorset District Council			

The table above shows the percentage of completed hectares of development complying with the car parking standards, currently set out in North Dorset's Local Plan. Last year a lack of information within some planning applications meant that not all development could be assessed, however this year there was sufficient information and all completed developments were judged for compliance against the car parking standard.

Community and leisure developments have a 88% compliance with car parking standards; employment schemes have 82% and retail 59%. Overall this is looking positive and shows that the vast majority of non residential development schemes in the district are complying with the Local Plan car parking standards.

NCOI 3b Percentage of new residential development within 30 Minutes public transport time of a GP, hospital, primary/secondary school, employment and a major health centre.

Percentage of new residential development completed between 1/4/05 and 31/3/06 within 30 minutes public transport time of the listed designations within North Dorset						
	Hospitals	GP's	Secondary School	Primary School	Employment centre	Retail Centre
30 mins or less	99.9%	98.8%	97.8%	99.2%	97.8%	87.8%
Greater than 30 mins	0.1%	1.2%	2.2%	0.8%	2.2%	12.2%
Source: Dorset County Council						

The residential development sites used in this calculation are those where the development as a whole was completed on a site between 1st April 2005 and 31st March 2006, irrespective of when construction began on the site.

The percentage of new residential development within the 12 month period which is within 30 minutes public transport travelling time of the different designations has been quite high. Nearly 100% of people in these new developments can reach a hospital within 30 minutes and over 99% can travel to a primary school. GP's, secondary schools and employment centres have slightly lower percentages at 98.8, 97.8 and 97.8 respectively. Retail centres

are the only designation which has not done as well, with 12.2% of people in the new developments taking longer than 30 minutes to reach a retail centre. These results are very good for a rural authority which has limited public transport facilities and shows that a lot of new development is taking place within the towns, where accessibility especially by public transport is less of an issue than in some of the more remote and poorly served villages.

Conclusions

Overall we are doing well against the car parking standards set out in the Local Plan, with two areas achieving over 80% and one 59% of the parking standard target. This is an improvement on last year when only 17% of employment and no community/leisure developments conformed to parking standards. This year the analysis was much more comprehensive and the higher level of conformity probably reflects the real situation.

The level of accessibility to key services like, hospitals and primary schools is relatively good for a rural district, with over 90% of people able to reach these destinations within 30 minutes, with only retail centres below the 90% level.

5.0 TIMETABLE FOR AMR 2007

Months	Work to be undertaken
April 2007	Base Information downloaded from planning system
April/May 2007	Survey sites for, housing, employment and car parking. Make initial requests for other information, both internally and from external organisations
June/July 2007	Pull together survey information, chase up requests for information where necessary
August/Sept 2007	Produce tables and graphs from data collected and write up report
Oct 2007	Conclusions and recommendations
Nov 2007	ARM 2007 to Planning Policy Panel

Appendix 1

Policies to be saved from the Adopted Local Plan

Policy	Policy Description	Save	Reason
Policy 1.1	Sustainable Development Strategy	◆	Likely transition into Core Strategy
Policy 1.2	Towns for Major Growth	◆	Likely transition into Core Strategy
Policy 1.3	Towns for Moderate Growth	◆	Likely transition into Core Strategy and Towns DPDs
Policy 1.4	Village Development	◆	Likely transition into Core Strategy and Villages DPDs
Policy 1.5	Small Villages and Hamlets	◆	Likely transition into Core Strategy
Policy 1.6	Development in the Countryside	◆	Likely transition into Core Strategy
Policy 1.7	Development Within Settlement Boundaries	◆	Likely transition into Core Strategy
Policy 1.8	Standard Assessment Criteria	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.9	Important Open or Wooded Areas	◆	Likely transition into Towns/Villages DPDs and Village Design Statements
Policy 1.10	Re-use & Adaptation of Buildings (including Modern Buildings) in the Countryside	◆	Likely transition into Development Control DPD
Policy 1.11	Farmyards within Village Settlement Boundaries	◆	Likely transition into Development Control DPD
Policy 1.12	River Valleys	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.13	Areas Liable to Flood	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.14	Surface Water Drainage Requirements	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.15	Foul Drainage Arrangements	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.16	Groundwater Source Protection	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.17	Sewage Treatment Works Protection Areas	◆	Likely transition into Town/ Village DPDs
Policy 1.18	Waste Recycling Centres	◆	Likely transition into Development Control and Town/ Village DPDs
Policy 1.19	Lighting Standards	◆	Likely transition into Development Control DPD

Policy 1.20	Contaminated Land	◆	Likely transition into Core Strategy
Policy 1.21	Alteration to Listed Buildings	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.22	Demolition of Listed Buildings	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.23	Setting of Listed Buildings	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.24	Character of Conservation Areas	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.25	Demolition in Conservation Areas	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.26	Advertisements in Conservation Areas	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.27	Shopfronts in Conservation Areas	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.28	Archaeological Remains of National Importance	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.29	Archaeological Remains of Local Importance	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.30	Archaeological Evaluations	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.31	Historic Parks & Gardens	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.32	Areas of Outstanding Natural Beauty	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.34	International Sites of Nature Conservation Interest	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.35	National Sites of Nature Conservation Interest	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.36	Sites of Nature Conservation Importance	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.37	Other Landscape Features of Nature Conservation Importance	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.38	Protected Species and their Habitats	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 1.39	Tree Preservation Orders	◆	Likely transition into Core Strategy/ Development Control and Trees SPD
Policy 1.40	Landscaping of New Development	◆	Likely transition into Core Strategy/ Development Control and Trees SPD
Policy 1.41	Amenity Tree Planting	◆	Likely transition into Core Strategy/ Development Control and Trees SPD

Policy 2.1	Housing Provision 1994-2011	◆	Likely transition into Housing SPD, Core Strategy, Town and Village DPDs
Policy 2.2	Making best use of housing land	◆	Likely transition into Housing SPD, Core Strategy (principle) and Development Control (detail)
Policy 2.3	Distribution of development	◆	Likely transition into Housing SPD, Core Strategy, Town and Village DPDs
Policy 2.4	Settlement Allocations	◆	Likely transition into Housing SPD, Town and Village DPDs
Policy 2.5	Form of Major Housing Development	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 2.6	Infill/Windfall Development within Defined Settlement Boundaries	◆	Likely transition into Housing SPD, Core Strategy (principle) and Development Control (detail)
Policy 2.7	Renewal of Unimplemented Consent	◆	Likely transition into Housing SPD and Development Control DPD
Policy 2.8	Monitoring the Availability of Land for Housing	◆	Likely transition into Core Strategy
Policy 2.9	Phasing the Release of Land for Development	◆	Likely transition into Core Strategy
Policy 2.10	Density of New Development	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 2.11	Extensions to Dwellings	◆	Likely transition into Development Control DPD
Policy 2.12	Size of Site on which Affordable Housing will be Sought.	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 2.13	Affordable Housing within defined Settlement Boundaries	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 2.14	Rural "Exceptions" Sites for Affordable Housing	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 2.15	Replacement dwellings in the Countryside	◆	Likely transition into Development Control DPD
Policy 2.16	Agricultural and Forestry Workers Dwellings	◆	Likely transition into Development Control DPD
Policy 2.17	Removal of Agricultural Occupancy Conditions	◆	Likely transition into Development Control DPD
Policy 2.18	Temporary mobile homes to meet special needs.	◆	Likely transition into Development Control DPD
Policy 2.19	Conversion of Property to Multiple Units	◆	Likely transition into Development Control DPD
Policy 2.20	Residential Care Homes	◆	Likely transition into Development Control DPD
Policy 2.21	Gypsy Sites	◆	Likely transition into Development Control DPD
Policy 3.1	Overall Employment Strategy	◆	Likely transition into Core Strategy
Policy 3.2	Development on Defined Employment Areas	◆	Likely transition into Development Control, TownVillage DPDs
Policy 3.3	Retention of Employment Areas & Uses.	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.4	Employment Development within Defined Settlements	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.5	Employment Development within the Countryside	◆	Likely transition into Core Strategy (principle) and Development Control

			(detail)
Policy 3.6	Relocation of Poorly Sited Village Industries	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.7	Restrictions on Employment Development	◆	Likely transition into Development Control DPD
Policy 3.8	Working from Home	◆	Likely transition into Development Control DPD
Policy 3.9	Change of Use of Agricultural Land.	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.10	Livestock Units	◆	Likely transition into Development Control DPD
Policy 3.11	Livestock Markets	◆	Likely transition into development Control DPD
Policy 3.12	Renewable Energy	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.13	Advertisements	◆	Likely transition into Development Control DPD
Policy 3.14	Telecommunications Development	◆	Likely transition into Development Control DPD
Policy 3.15	Promotion of Existing Shopping Centres	◆	Likely transition into Core Strategy
Policy 3.16	New Retail Outlets in Town Centres	◆	Likely transition into Development Control, Town/Village DPDs
Policy 3.17	Change of Use in Retail Areas	◆	Likely transition into Development Control, Town/Village DPDs
Policy 3.18	Local Centres at Marnhull and Stalbridge	◆	Likely transition into Village DPD
Policy 3.19	Out of Town Centre Retail Development	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.20	Design of Shopfronts	◆	Likely transition into Development Control DPD
Policy 3.21	The Retention of Village Facilities	◆	Likely transition into Development Control DPD
Policy 3.22	Development of Local Shopping Facilities	◆	Likely transition into Development Control DPD
Policy 3.23	Retailing within Employment Areas	◆	Likely transition into Development Control DPD
Policy 3.24	Farm Shops	◆	Likely transition into Development Control DPD
Policy 3.25	Garden Centres	◆	Likely transition into Development Control DPD
Policy 3.26	Commercial Nurseries	◆	Likely transition into Development Control DPD
Policy 3.27	Space over Commercial Premises	◆	Likely transition into Development Control DPD
Policy 3.28	Development of Tourist Attractions	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 3.29	Development of Built Holiday Accommodation	◆	Likely transition into Development Control DPD
Policy 3.30	Development of Chalet, Caravan and Camping Sites	◆	Likely transition into Development Control DPD
Policy 4.1	Provision of Specialised Services	◆	Likely transition into Core Strategy
Policy 4.2	Land Required for Educational Use	◆	Likely transition into Town/Village DPDs
Policy 4.3	New Community Buildings, Village Halls and Libraries	◆	Likely transition into Town/Village DPDs
Policy 4.4	Percent for Arts	◆	Likely transition into Development Control DPD
Policy 4.5	Provision of Outdoor Sports Pitches and other	◆	Likely transition into Core Strategy, Development Control and

	Recreational Open Space		Town/Village DPDs
Policy 4.6	Loss of Outdoor Sports Pitches & other Recreational Open Space	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 4.7	Indoor Sports and Leisure Provision	◆	Likely transition into Town DPD
Policy 4.8	Play Areas and Amenity Open Space for Residential Estates	◆	Likely transition into Core Strategy, Development Control and Town/Village DPDs
Policy 4.9	Countryside Recreation Proposals	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 4.10	Long Distance Footpaths and Cycleways ("Trailways")	◆	Likely transition into Core Strategy, Town/Village DPDs
Policy 4.11	The Use of Redundant Railway Lines	◆	Likely transition into Core Strategy
Policy 5.1	Non Strategic Road Network	◆	Likely transition into Development Control DPD
Policy 5.2	New District Distributor Roads	◆	Likely transition into Development Control DPD
Policy 5.3	Existing District Distributor Roads	◆	Likely transition into Core Strategy
Policy 5.4	Other Rural Routes	◆	Likely transition into Local Transport Plans
Policy 5.5	New Urban Local Distributor Roads	◆	Likely transition into Local Transport Plans
Policy 5.6	Existing Urban Local Distributor Roads	◆	Likely transition into Local Transport Plans
Policy 5.7	Provision for Cyclists	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 5.8	Provision for Pedestrians	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 5.9	People with a Mobility Impediment	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 5.10	Traffic Management and Pedestrian Priority	◆	Likely transition into Local Transport Plans
Policy 5.11	General Traffic Management	◆	Likely transition into Local Transport Plans
Policy 5.12	Traffic Calming	◆	Likely transition into Development Control DPD
Policy 5.13	Restriction on Heavy Goods Vehicles	◆	Likely transition into Local Transport Plans
Policy 5.14	Environmental Improvements to Highways	◆	Likely transition into Local Transport Plans
Policy 5.15	Bus Services	◆	Likely transition into Local Transport plans
Policy 5.16	Rail Network	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 5.17	Parking Standards	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 5.18	Parking for the Disabled	◆	Likely transition into Core Strategy (principle) and Development Control (detail)
Policy 5.19	Servicing	◆	Likely transition into Development Control DPD
Policy 5.20	Development Obligations	◆	Likely transition into Core Strategy (principle) and Development Control (detail)

Policy 5.21	Safeguarding of Land	◆	Likely transition into Core Strategy (principle) and Development Control (detail), Town/Village DPDs
Policy 5.22	The A350 Corridor	◆	Likely transition into Town/Village DPDs
Policy 5.23	A357 Durweston Cross	◆	Likely transition into Town/Village DPDs
Policy 5.24	B3092 Primrose Hill/Hunger Hill, East Stour.	◆	Likely transition into Town/Village DPDs
Policy 5.25	A354/C6 junction North of Winterborne Whitechurch	◆	Likely transition into Town/Village DPDs
Policy 5.26	A30/C21 Stour Hill Cross Roads	◆	Likely transition into Town/Village DPDs
Policy 5.27	A350 Blandford by-pass/Milldown Road	◆	Likely transition into Town/Village DPDs
Policy 5.28	A30/B3092 Cross Road junction at East Stour	◆	Likely transition into Town/Village DPDs
Policy 5.29	A354/C78 junction at Thornicombe	◆	Likely transition into Town/Village DPDs
Policy 5.30	B3092 Madjeston Bends	◆	Likely transition into Town/Village DPDs
Policy 5.31	B3092 Stour Provost Crossroads	◆	Likely transition into Town/Village DPDs
Policy 5.32	A357 Poolestown Bends	◆	Likely transition into Town/Village DPDs
Policy 5.33	B3092 Hinton St Mary – Sturminster Newton Footway/Traffic Management measures	◆	Likely transition into Town/Village DPDs
Policy 5.34	Deleted Road Schemes	◆	Likely transition into Town/Village DPDs

Policy	Policy Description		Reason
Policy BL1	Town for major growth subject to protection of local character	◆	Likely transition into Core Strategy and Town DPD
Policy BL2	Development in conservation sub-areas	◆	Likely transition into Town DPD
Policy BL4	Housing site F, off Shaftesbury Lane and Salisbury Road	◆	Likely transition into Town DPD Housing Supply SPD
Policy BL5	Employment site F, Shaftesbury Lane	◆	Likely transition into Town DPD
Policy BL6	Recreation use at land north of the bypass	◆	Likely transition into Town DPD
Policy BL7	Protection of the Crown Meadows	◆	Likely transition into Town DPD
Policy BL8	Environmental enhancement in Blandford Town Centre	◆	Likely transition into Town DPD
Policy BL9	Cycle track at Higher Blandford Road	◆	Likely transition into Town DPD
Policy BL10	Cycle lanes along Shaftesbury Lane	◆	Likely transition into Town DPD
Policy BL11	Combined cycle track/footway on A354 between Blandford and Pimperne	◆	Likely transition into Town DPD
Policy BL12	Measures to facilitate safer cycling and walking at Black Lane	◆	Likely transition into Town DPD
Policy BL13	Cycleway/walkway facilities as part of site F	◆	Likely transition into Town DPD
Policy BL14	Traffic management measures at site D, off Langton Road	◆	Likely transition into Town DPD
Policy BL15	Traffic management measures at site F, off Shaftesbury Lane and Salisbury Road	◆	Likely transition into Town DPD
Policy BL16	Reserved corridor for road between Clump Farm and Blandford Heights	◆	Likely transition into Town DPD
Policy BN1	Employment site E/3/2, south of Lilac Cottages	◆	Likely transition into Villages DPD
Policy GH1	Town for major growth subject to protection of local character	◆	Likely transition into Core Strategy and Town DPD
Policy GH2	Royal Forest Project	◆	Likely transition into Town DPD
Policy GH3	“Areas of Local Character”	◆	Likely transition into Town DPD
Policy GH4	Housing site E, south of the Meadows	◆	Likely transition into Town DPD
Policy GH7	Woodland planting zone between housing site H and employment site I	◆	Likely transition into Town DPD
Policy GH8	Employment site W, Park Farm	◆	Likely transition into Town DPD
Policy GH9	Employment site K, Higher Ham Farm	◆	Likely transition into Town DPD
Policy GH10	Mixed use, land at rear of the Red Lion	◆	Likely transition into Town DPD
Policy GH11	Mixed use, land between School Lane and Newbury	◆	Likely transition into Town DPD

Policy GH12	Southern corner of Buckingham Road/Station Road	◆	Likely transition into Town DPD
Policy GH13	Mixed use, "Oakwoods"	◆	Likely transition into Town DPD
Policy GH15	Sports pitches adj Town Football Club	◆	Likely transition into Town DPD
Policy GH16	Recreation land south of Chantry Fields	◆	Likely transition into Town DPD
Policy GH17	Recreation land adj Youth Centre	◆	Likely transition into Town DPD
Policy GH18	Amenity/recreation land alongside The River Stour, part of Stour Valley Way	◆	Likely transition into Town DPD
Policy GH19	Riverside footpath/cycleway link Shaftesbury Road/Kings Court Palace, over River Loddon	◆	Likely transition into Town DPD
Policy GH20	River bridge over River Loddon	◆	Likely transition into Town DPD
Policy GH21	Option sites for Central Community Hall	◆	Likely transition into Town DPD
Policy GH22	Cemetery off Stour Meadows	◆	Likely transition into Town DPD
Policy GH23	Safeguarded land adjoining the sewage treatment works	◆	Likely transition into Town DPD
Policy GH24	Segregated footway and cycleway, eastern side of B3092	◆	Likely transition into Town DPD
Policy GH25	Footway on B3092 south of Wavering Lane	◆	Likely transition into Town DPD
Policy GH26	New junction on the B3081 to access site J	◆	Likely transition into Town DPD
Policy GH27	Additional footways along the B3081	◆	Likely transition into Town DPD
Policy GH28	Routes for cycling safety measures	◆	Likely transition into Town DPD
Policy GH29	Gillingham Railway Station integrated transport interchange improvements	◆	Likely transition into Town DPD
Policy GRF1	Gillingham Royal Forest Project Area	◆	Likely transition into Town DPD
Policy HB1	Retention of settlement identities	◆	Likely transition into Core Strategy
Policy KS1	Footway, B3143 north of Kings Stag Crossroad	◆	Likely transition into Village DPD
Policy MS1	Development constraint unless satisfactory foul drainage facilities provided	◆	Likely transition into Village DPD
Policy MS2	Footpath/bridleway, River Stour	◆	Likely transition into Village DPD
Policy MC1	Satisfactory drainage arrangements required	◆	Likely transition into Village DPD
Policy OF1	Employment site E/34/1	◆	Likely transition into Village DPD
Policy PM1	Combined cycletrack/footway, A354 between Blandford and Pimperne	◆	Likely transition into Village DPD
Policy PM2	Footway improvement on the A354	◆	Likely transition into Village DPD
Policy SB1	Town for major development subject to protection of local character	◆	Likely transition into Core Strategy
Policy SB2	Town Centre conservation sub-area	◆	Likely transition into Town DPD

Policy SB3	The Slopes, conservation sub-area	◆	Likely transition into Town DPD
Policy SB4	Foot of the Slopes, conservation sub-area	◆	Likely transition into Town DPD
Policy SB5	Western end of The Spur, conservation sub-area	◆	Likely transition into Town DPD
Policy SB6	Gold Hill, conservation sub-area	◆	Likely transition into Town DPD
Policy SB7	Environmental Enhancement Scheme for Town Centre	◆	Likely transition into Town DPD
Policy SB8	Land on the eastern side of Shaftesbury	◆	Likely transition into Town DPD
Policy SB9	Access requirements for land on the eastern side of Shaftesbury	◆	Likely transition into Town DPD
Policy SB10	Phasing of development, land on the eastern side of Shaftesbury	◆	Likely transition into Town DPD
Policy SB11	Provision of community infrastructure	◆	Likely transition into Town DPD
Policy SB12	Employment land, south of Salisbury Road	◆	Likely transition into Town DPD
Policy SB13	Mustons Yard	◆	Likely transition into Town DPD
Policy SB14	Land at Wincombe Lane	◆	Likely transition into Town DPD
Policy SB15	Safer cycling measures	◆	Likely transition into Town DPD
Policy SB16	Footways, Long Cross and The Knapp	◆	Likely transition into Town DPD
Policy SB17	Link road between the B3081 and the A30	◆	Likely transition into Town DPD
Policy SB18	A350 outer bypass reservation corridor	◆	Likely transition into Town DPD
Policy ST1	Town for limited growth subject to protection of local character	◆	Likely transition into Core Strategy
Policy ST3	Residential site C, rear of Dikes supermarket	◆	Likely transition into Villages DPD
Policy ST4	Improved vehicular access facilities in association with any development at Dikes supermarket site	◆	Likely transition into Villages DPD
Policy ST5	St Mary's C.E. Primary School	◆	Likely transition into Villages DPD
Policy ST6	Footpath links in association with any new development	◆	Likely transition into Villages DPD
Policy SP1	Development constraints due to foul drainage facilities	◆	Likely transition into Villages DPD
Policy SR1	Development constraints due to foul drainage facilities	◆	Likely transition into Villages DPD
Policy SE1	Development constraints due to former waste disposal site	◆	Likely transition into Villages DPD
Policy SN1	Town for moderate development subject to protection of local character	◆	Likely transition into Core Strategy
Policy SN2	Environmental enhancements at Market Place and Station Road	◆	Likely transition into Village DPD
Policy SN3	Sturminster Newton conservation area	◆	Likely transition into Village DPD

Policy SN4	Site for 90 dwellings north of Livestock Market	◆	Likely transition into Village DPD
Policy SN6	Employment development site E/47/2	◆	Likely transition into Village DPD
Policy SN7	Criteria for development at Livestock Market	◆	Likely transition into Village DPD
Policy SN8	Road link at Livestock Market development site	◆	Likely transition into Village DPD
Policy SN10	Cycling measures	◆	Likely transition into Village DPD
Policy SN11	Environmental and traffic management measures	◆	Likely transition into Village DPD
Policy WW1	Constraint on permanent housing at Lady Bailey Caravan Site	◆	Likely transition into Village DPD

Appendix 2

USE CLASSES ORDER

(REVISED & EFFECTIVE AS OF 21ST APRIL 2005)

CLASS	USE	DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:
A1	SHOPS	(a) retail sale of goods other than hot food (b) post office (c) sale of tickets/use as a travel agency (d) sale of sandwiches and cold food for consumption off the premises (e) hair dressing (f) funeral directors (g) display of goods for sale (h) hiring out of personal/domestic goods (i) washing/cleaning of clothes or fabrics on the premises (j) reception of goods to be cleaned/washed/repaired where the sale is to visiting members of the public (k) as an internet café where the primary purpose is to enable the public to access the internet.
A2	FINANCIAL & PROFESSIONAL SERVICES	(a) Provision of financial services (b) Provision of professional services (c) Any other services (including a betting shop) deemed to be appropriate to a shopping area.
A3	RESTAURANTS & CAFES	<ul style="list-style-type: none"> • Restaurant (where food and drink are consumed on the premises). • Café (where food and drink are consumed on the premises).
A4	DRINKING ESTABLISHMENTS	<ul style="list-style-type: none"> • Public House • Wine Bar • Other drinking establishment
A5	HOT FOOD TAKEAWAYS	<ul style="list-style-type: none"> • The sale of hot food for consumption off the premises
B1	BUSINESS	(a) Offices (other than those permitted in Class A2) (b) Research and development. (c) Light industry – any industrial process being a use which can be carried out within a residential area but without causing detriment to the amenity of that area.
B2	GENERAL INDUSTRIAL	<ul style="list-style-type: none"> • Carrying out of an industrial process, other than one falling in Class B1
B8	STORAGE & DISTRIBUTION	<ul style="list-style-type: none"> • Storage or distribution.
C1	HOTELS	<ul style="list-style-type: none"> • Hotel/boarding house/guest house where, in each case, no significant element of care is provided



© North Dorset District Council 2006

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

www.north-dorset.gov.uk

The logo for North Dorset District Council features the words "North Dorset" in a stylized, serif font, with "North" in a smaller size above "Dorset". Below this, the words "DISTRICT COUNCIL" are written in a smaller, all-caps, sans-serif font. The entire logo is set against a white background with a thin black border.

CLASS	USE	DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:
C2	RESIDENTIAL INSTITUTIONS	<ul style="list-style-type: none"> • Provision of residential accommodation and care for people in need of care (excluding those within class C3) • Hospital or nursing home • Residential school, college or training centre
C3	DWELLING HOUSES	A dwelling house by a single person or by people living together as a family or by not more than six residents living together as a single household (including a household where care is provided for residents).
D1	NON-RESIDENTIAL INSTITUTIONS	Any use, not including a residential use, for: (a) provision of medical or health services, except the use of premises attached to the residence of the consultant or practitioner ; (b) a creche, day centre or day nursery; (c) provision of education; (d) the display of works of art (other than for sale or hire) (e) a museum (f) a public library or public reading room (g) a public hall or exhibition hall (h) in connection with public worship or a religious institution
D2	ASSEMBLY & LEISURE	(a) cinema (b) a concert hall (c) a bingo hall or casino (d) a dance hall (e) swimming bath/skating rink/gymnasium/or other area for indoor or outdoor sports or recreations, not involving motorised vehicles or fire arms
SUI GENERIS		Includes:- <ul style="list-style-type: none"> • Nightclubs • Motor car showrooms • Retail warehouse clubs • Taxi or vehicle hire businesses • Launderettes • Amusement centres • Petrol stations • Hostels • Theatres