

For office use only

Batch number: _____

Received: _____

Representor ID # _____

Ack: _____

Representation # _____

NORTH DORSET LOCAL PLAN REVIEW

Issues and Options Consultation

27 November 2017 to 22 January 2018

Response Form

As part of the Local Plan Review (LPR), North Dorset District Council has prepared an Issues and Options Document for consultation. The Issues and Options Document, the Sustainability Appraisal and associated documents can be viewed online via:

<https://www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy>

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

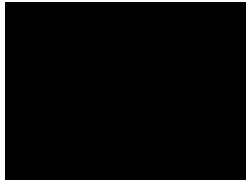



Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: 5pm on 22 January 2018. Representations received after this time may not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose. Personal details will not be visible on our website, although they will be shown on paper copies that will be available for inspection by members of the public and other interested parties.

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

Personal Details*		Agent's Details (if applicable)*
Title		Mr
First Name		James
Last Name		Cleary
Job Title(<i>where</i>)		Director
Organisation (<i>where relevant</i>)	Charborough Estate	Pro Vision
Address		
Postcode		
Tel. No.		
Email Address		

Part B – Representations

Please answer as many questions or as few questions as you wish. There is a box at the end of the form where you can provide any comments that you may have.

Housing

1. Do you consider that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset? If not, please set out what you consider to be an appropriate figure and provide reasons for this.

Yes

No

If you have answered 'No' please set out an alternative housing figure and provide reasoning to support your answer.

Please see attached statement

Employment

2. Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

Yes

No

3. Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

Yes

No

Spatial Strategy

4. Do you consider that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs?

Yes

No

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

Yes

No

If you have answered 'Yes' please set out your alternative spatial strategy and provide reasoning to support it.

See attached statement re Large Villages and scope for further development around Winterbourne Kingston

Blandford (Forum and St Mary)

6. Do you agree with the conclusions regarding the areas of search identified at Blandford?
- Yes
- No
7. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?
- Yes
- No

If you have answered 'Yes' please set out what you see as the further issues.

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Please set out what you see as the additional infrastructure requirements.

Gillingham

9. Do you agree with the conclusions regarding the areas of search identified at Gillingham?
- Yes
- No
10. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?
- Yes
- No

If you have answered 'Yes' please set out what you see as the further issues.

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

Please set out what you see as the additional infrastructure requirements.

Shaftesbury

12. Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

Yes

No

13. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

14. What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?

Please set out what you see as the additional infrastructure requirements.

Sturminster Newton

15. Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

Yes

No

16. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

17. What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

Please set out what you see as the additional infrastructure requirements.

Stalbridge

18. Do you agree with the conclusions regarding the areas of search identified at Stalbridge?

Yes

No

19. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

20. What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

Please set out what you see as the additional infrastructure requirements.

The Villages

21. Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?

Yes

No

If you have answered 'No' please set out your alternative approach and information/reasoning behind this. Please see attached statement. Need to allow for additional development some of which could be located in the relatively sustainable and unconstrained but redundant farm sites close to Winterbourne Kingston. Private sector housing should be allowed in addition to new affordable homes to meet local needs.

Affordable Housing

22. Do you consider that the existing reference to nine dwellings in Policy 9 of LPP1 should be removed from the policy to allow larger schemes to come forward where there is evidence of local need in excess of that which could be met by the provision of nine dwellings?

Yes

No

23. Do you consider that the existing policy approach, which seeks to prevent exception sites coming forward adjacent to the four main towns within the District, should be amended?

Yes

No

24. Do you consider that the Council should continue with its existing policy approach, which allows for a small number of market homes on rural exception sites?

Yes

No

Self-Build and Custom-Build Housing

25. Do you consider that the Council should facilitate the provision of self-build housing by any, some, or all of the following options?

Yes

No

a. Allowing serviced plots to come forward under the current development plan policies.

Yes

No

b. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.

Yes

No

c. Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.

Yes

No

d. Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).

Yes

No

e. Identifying land in public ownership which would be sold only for self-build development.

Yes

No

f. The use of Local Development Orders to facilitate self-build development.

Yes

No

26. Are there any other approaches that could be used to meet the demand for self-build housing?

Yes

No

If you have answered 'Yes' please outline the other approaches which the Council could pursue.

Ensuring the Vitality and Viability of Town Centres

27. Do you consider that the existing hierarchy and network of centres, as set out in LPP1, should be amended to include Stalbridge as a 'local centre'?

Yes

No

Important Open or Wooded Areas (IOWAs)

28. Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?

Yes

No

The A350 Corridor

29. Do you consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purposes?

Yes

No

Comments

If you have any comments about the Issues and Options Document or the Sustainability Appraisal please set them out in the box below. If your comments are in relation to a specific question or chapter of the Issues and Options Document then please state which question or chapter your comments relate to.

Please see attached plans and detailed comments set out in the attached statement.

Empty rectangular box for form content.

Continue on a separate sheet if necessary

Do you wish to be contacted about future consultations relating to the Local Plan Review?

Yes

No

Signature: _____

Date: 19.01.18

If submitting the form electronically, no signature is required.

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

**NORTH DORSET LOCAL PLAN REVIEW
ISSUES AND OPTIONS CONSULTATION**

Statement on Behalf of The Charborough Estate

Prepared by Pro Vision on behalf of the Charborough Estate

January 2018



NORTH DORSET LOCAL PLAN REVIEW

ISSUES AND OPTIONS CONSULTATION

Statement on Behalf of The Charborough Estate

1. Pro Vision has been instructed by the Charborough Estate to submit representations to the above consultation. The representations address the options for the spatial distribution of development and the approach to taking forward development in the District's villages.
2. The representations are made in respect of land and buildings at Abbot's Court Farm, Anderson Manor Farm and Marsh Farm. Please find enclosed the following sketch proposals which form part of the representations:
 - 50027/SK1-1 Abbot's Court Farm
 - 50027/SK1-2 Anderson Manor Farm
 - 50027/SK1-3 Marsh Farm
3. The representations should be considered together with the representations made by Pro Vision on behalf of the Charborough Estate to the North Dorset 'Call for Sites' Autumn 2016.

Representations

4. The key questions set out in the North Dorset Local Plan Review Issues and Options Consultation of relevance to the development of land and buildings at Abbot's Court Farm, Anderson Manor Farm and Marsh Farm are examined below.

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

5. North Dorset has an acknowledged shortfall in five year housing land supply. If the proposals set out in the recent Government consultation 'Planning for the right homes

in the right places' (September 2017) are taken forward, an additional 81 dwellings per annum, above the Local Plan Part 1 requirement of 285 dwellings per annum, will have to be delivered in North Dorset. Some new residential development should be focussed on the larger villages, including Winterborne Kingston, to support the Council in addressing the shortfall in the supply of housing land and to help to accommodate the likely significant increase in the number of dwellings needed to be delivered each annum.

6. Notwithstanding the above, Winterbourne Kingston is a sustainable location, with a population of over 800, a village hall, a church, a public house, and local employment. It is relatively unconstrained in that it is not within the part of the District to the north that is within the AONB or in the area to the south which is generally floodplain or limited by proximity to the Dorset Heathlands SPA. The settlement contains a primary school and there is a regular bus service to Dorchester and Poole.
7. The land and buildings at Abbot's Court Farm, Anderson Manor Farm and Marsh Farm present an important opportunity for sustainable residential development on the edge of Winterborne Kingston. There is potential for three small, but meaningful, site allocations, to support North Dorset District Council in meeting the shortfall in housing land supply and the increased housing requirement.
8. The previously developed sites comprise traditional and modern farm buildings adjacent to existing pockets of housing and surrounded by arable and pasture farmland.
9. Each of the three farm building complexes, referred to in more detail below, are peripheral to the Estates main farming operations and contain buildings that are largely redundant and available to re-use or redevelop. Proposals could be pursued incrementally using Class Q PD rights or with the traditional buildings, by way of express consents. This may still be an approach to be pursued but at this stage in the Local Plan preparation it would seem logical to suggest that the sites be included in the emerging Plan as a way of facilitating small scale but appropriate residential development close to Winterbourne Kingston.
10. In addition to the above, development of these sites in the manner suggested should take away the need for new development elsewhere such as adjacent to Winterbourne

Kingston where new development would be more impacting on settlement character, key views and existing residential amenities.

11. The **Abbot's Court Farm** site is on the edge of the settlement and could be served by the existing infrastructure in Winterborne Kingston. The site is relatively flat, rising gently to the north and east. The trees within the north east and south west corners of the site could be retained in any site allocation. There are no heritage constraints affecting the site.
12. A small area within the south west corner of the site is within an area at risk from flooding identified by the Environment Agency (Flood Zone 2). The proposed allocation could avoid this part of the site and this approach could be supported by a detailed Flood Risk Assessment and Drainage Strategy.
13. The **Anderson Manor Farm** site is located within the settlement of Anderson, with convenient access to the facilities and services in Winterborne Kingston and Winterborne Zelston. The site is flat, with no landscape features of note.
14. Anderson Manor, a Grade I Listed Building, is located to the east of the site and Stable Cottage, a Grade II Listed Building, is situated to the south east. The sensitive redevelopment of the Anderson Manor Farm site, including the removal of redundant agricultural buildings and an appropriate landscape scheme, would enhance the setting of these heritage assets.
15. The majority of the site is outside the floodplain. However, a small area within the western part of the site is within Flood Zone 2. This part of the site could be excluded from the allocation. As above, the proposed allocation could be supported by a detailed Flood Risk and Drainage Strategy.
16. The **Marsh Farm** site is also situated on the edge of the settlement of Anderson, served by the existing infrastructure in Winterborne Kingston and Winterborne Zelston. The site is relatively flat, rising gently to the east. The cluster of trees in the south east corner of the site could be retained.
17. The redevelopment of the site, including the retention and alternative use of traditional agricultural buildings, demolition of redundant modern agricultural buildings and new

planting, could enhance the setting of Marsh Farm House, a Grade II Listed Building directly to the east. The site is not at risk from flooding.

18. The sites all have an existing residential use and development would include the conversion of agricultural buildings to dwellings, which, as referenced above, could be implemented under Class Q of the Town and Country Planning (General Permitted Development) Order 2015, in any event. Sensitively sited, high quality new residential development could be provided in the vicinity of the existing built form and yield both heritage and landscape benefits. The sketch proposals which form part of this representation demonstrate that the redevelopment of the sites would be sustainable, responsive to the relevant constraints and opportunities.
19. Contamination Assessments could be provided in relation to the farm buildings on each site, with appropriate remediation strategies if required.
20. Options for access to the Abbot's Court site are presented on the sketch proposal. The proposed site allocations at Anderson Manor Farm and Marsh Farm would be served by the existing vehicular access points.

Q21. Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?

21. The Charborough Estate supports the inclusion of the larger villages outside of the four main towns, including Winterborne Kingston, as a focus for housing growth to meet local needs. However, open market housing should be provided in the rural areas in addition to the affordable housing on rural exception sites proposed within the Issues and Options Consultation. The provision of open market housing should be balanced across the North Dorset District to ensure that the rural communities are adequately provided for.
22. Some open market housing should be provided in the rural areas to ensure that local needs are met, in line with paragraph 54 of the National Planning Policy Framework (NPPF). Limiting the provision of open market housing in rural areas is inconsistent

with paragraph 55 of the NPPF, which states that housing should be located where it will enhance or maintain the vitality of rural communities.

Summary

23. The following changes are required to ensure that the policies for a) the spatial distribution of development and b) taking forward development in the District's villages, are both sustainable:

- To support the Council in addressing the acknowledged shortfall in housing land supply, and to help to accommodate the likely significant increase in the number of dwellings to be delivered in North Dorset, some new development should be focussed on the larger villages, including Winterborne Kingston.
- The land and buildings at Abbot's Court Farm, Anderson Manor Farm and Marsh Farm should be allocated to provide sustainable residential development in a relatively unconstrained location close to Winterbourne Kingston.
- Open market housing should be provided in the rural areas, in addition to the proposed affordable housing on rural exception sites.

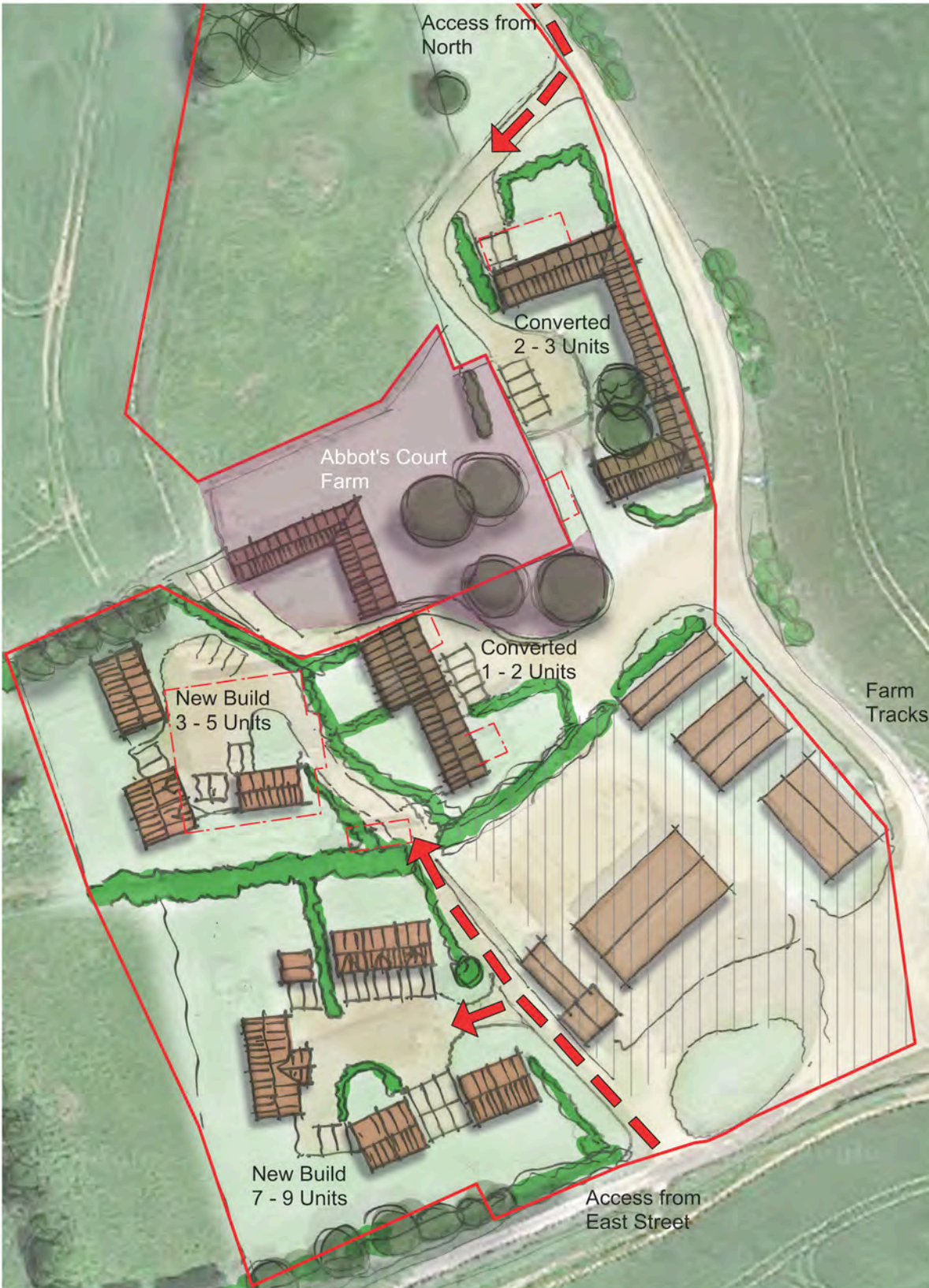
We would be grateful for acknowledgement of receipt of these representations. Please do not hesitate to contact us if you have any queries relating to the above or the enclosed.

© The copyright of this drawing remains with Pro Vision and may not be reproduced in any form without prior written consent. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes. Any discrepancies between this and any other consultant's drawings should be reported to the Architect immediately. The contractor must check all dimensions before commencing work on site and all discrepancies reported to the Architect. No deviation from this drawing will be permitted without the prior consent of the Architect.

Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432

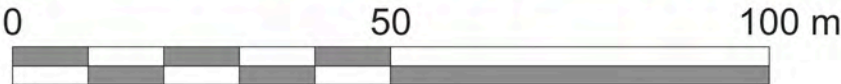


REV.	DATE	AMENDMENTS	DRAWN	CHECKED



Key:

- Agricultural Use
- Farm Buildings to be retained
- Buildings to be demolished
- Existing Residential Use
- Listed Buildings Curtilage
- Flood Zone 2
- Flood Zone 3
- Existing Trees / Hedges
- Proposed Trees / Hedges
- Proposed Access Options



CLIENT: Charborough Estate

PROJECT: Heathland SPD

DRAWING: Concept Sketch
Abbot's Court Farm

DATE: Jan 2018

SCALE: 1:1000 @ A4

DWG NO: 2143/SK1-01

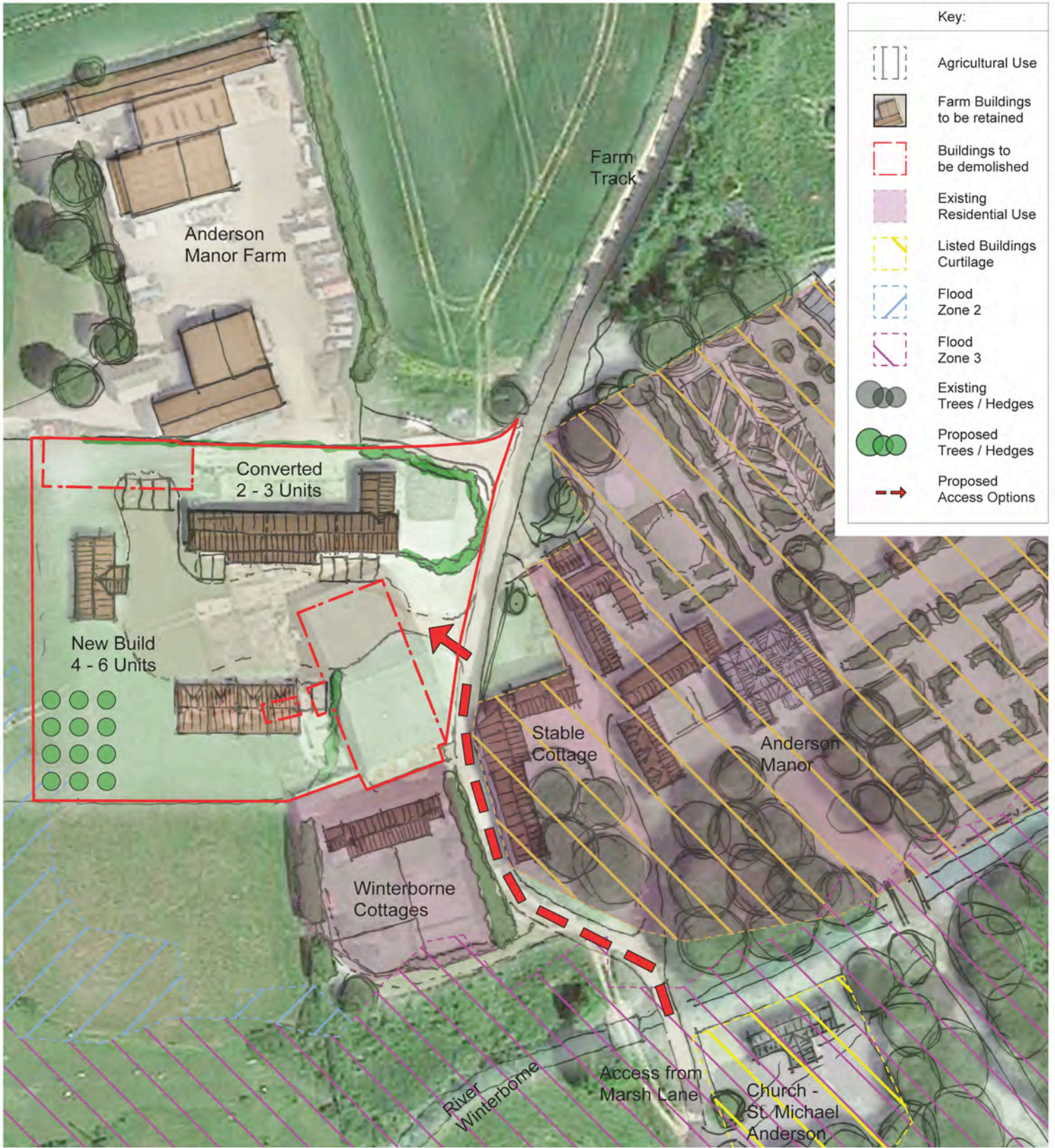
REV: #

 **PRO VISION**
PLANNING | ARCHITECTURE | URBAN DESIGN

www.pro-vision.co.uk

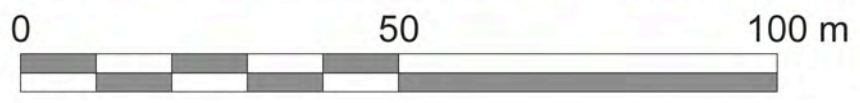


REV:	DATE:	AMENDMENTS:	DRAWN:	CHECKED:



Key:

- Agricultural Use
- Farm Buildings to be retained
- Buildings to be demolished
- Existing Residential Use
- Listed Buildings Curtilage
- Flood Zone 2
- Flood Zone 3
- Existing Trees / Hedges
- Proposed Trees / Hedges
- Proposed Access Options



CLIENT:
Charborough Estate

PROJECT:
Heathland SPD

DRAWING:
**Concept Sketch
Anderson Farm**

DATE:
Jan 2018

SCALE: **1:1000 @ A4**

DWG NO: **2143/SK1-03**

REV: **#**



www.pro-vision.co.uk

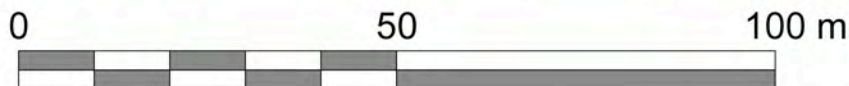


REV:	DATE:	AMENDMENTS:	DRAWN:	CHECKED:



Key:

	Agricultural Use
	Farm Buildings to be retained
	Buildings to be demolished
	Existing Residential Use
	Listed Buildings Curtilage
	Flood Zone 2
	Flood Zone 3
	Existing Trees / Hedges
	Proposed Trees / Hedges
	Proposed Access Options



CLIENT:
Charborough Estate

DRAWING:
Concept Sketch
Marsh Farm

SCALE: 1:1000 @ A4



PRO VISION
PLANNING | ARCHITECTURE | URBAN DESIGN

PROJECT:
Heathland SPD

DATE:
Jan 2018

DWG NO: 2143/SK1-02

REV: #

www.pro-vision.co.uk