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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		Cliff
Last Name		Lane
Job Title(<i>where</i>)		Director
Organisation (<i>where relevant</i>)	Barratt David Wilson Homes - Southampton	Savills Planning
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.

This figure should be higher to take account of previous under-delivery and also potentially to take account of longer local plan time horizon – in the region of 385

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.

Under the duty to cooperate it is important that the Local Plan review does not ignore opportunities for development outside of the district, such as land in Wilshire, adjacent to Shaftesbury. To ignore such opportunities would not be good planning. Whilst Willshire may need to incorporate such a proposal in its Local Plan review, NDDC should help drive forward the issue, as such housing will help address its housing shortfall and Shaftesbury's housing needs.

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.

Areas of search in Wiltshire are not properly considered in either the issues and Options document or the Sustainability Appraisal. Under the duty to cooperate with both NDDC and Wiltshire reviewing their local plans at the same time this land should be better assessed for both plans and decisions made accordingly. It is not sound planning for NDDC to pass the buck to Wiltshire when the land in question is much better known to NDDC and will assist NDDC more in meeting housing supply and need.

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.

Proposals to the north of Shaftesbury could help deliver the northern part of the Shaftesbury bypass

Sturminster Newton

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

Yes

No

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

Yes

No

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

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

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

Stalbridge

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

Yes

No

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

Yes

No

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

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

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

The Villages

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

Yes

No

If you have answered 'No' please set out your alternative approach and information/reasoning behind this.

Affordable Housing

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

Yes

No

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

Yes

No

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

Yes

No

Self-Build and Custom-Build Housing

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Ensuring the Vitality and Viability of Town Centres

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

Yes

No

Important Open or Wooded Areas (IOWAs)

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

Yes

No

The A350 Corridor

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

Yes

No

Comments

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

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: _____

If submitting the form electronically, no signature is required.

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

Wiltshire 'Call for sites' submission form

Strategic Housing Land Availability Assessment

National policy requires local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) for their housing market area. This builds on previous studies and is designed to provide a more realistic and justifiable indication of capacity. It will ensure that the new planning policies within the Local Development Framework (LDF) are based on reliable evidence and are, therefore, deliverable.

In order to create a comprehensive list of sites with the potential to deliver new land uses, information has been aggregated from the previous district councils. The sites included have been identified through the ongoing 'call for sites exercise' undertaken by the former and current authorities, and other relevant data sources. Information on any further sites is gratefully received.

It is intended to gather information on all potential land uses so that the evidence is in place to address any current or future needs. As such, the sites submitted will not only contribute to the SHLAA (if they relate to housing) but also build an evidence base for other land uses. The study will identify potential sites, the sites' potential capacity and any constraints that may exist. It will also identify the actions that may be needed to be taken to make sites available, suitable and viable for development.

If a site is identified as having potential it does not necessarily mean that planning permission will be granted, or that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework. Similarly, if the assessment indicates that a site is undeliverable, that is not to say that the constraints identified could not be overcome, but rather that further work would be required to realise the potential of this site, and, as such, it is not currently considered to be developable.

Guidance on submitting information

Please use the following proforma to suggest sites that you think Wiltshire Council should consider for development over the next 20 years.

Please return this form, together with a map that clearly identifies the boundary of the site. All sites will be added to the database. The Strategic Housing Land Availability Assessment is undertaken annually and so any housing site will be included in the following published assessment. For other land uses, assessments will be produced as necessary. However, all sites will be considered in any future planning work once the site has been recorded. All site information should be submitted to:

**Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall,
Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk**

In completing the form please:

- use a separate form for each site
- complete the form as comprehensively as possible
- submit sites that are likely to become available for development or redevelopment in the next 20 years
- submit sites that could accommodate more than five dwellings, and are 0.25 hectares or greater.

Do not submit sites that:

- already have planning permission for residential or employment development unless different proposals are identified
- are outside of Wiltshire Council's boundary
- are within the remit of the New Forest National Park for planning purposes
- have previously been submitted to the previous or current authorities.

Please note that the information submitted using this pro forma will be made public as it will form part of the evidence base to the LDF and will inform where future development may be delivered in the future. The only elements that will remain confidential are the names

Site submission pro forma

For a site to be considered the pro forma must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by a map clearly detailing the boundaries of the site
- be legible

Details	
Person/s submitting the site for consideration	
Name	Mr. Cliff Lane
Company	Savills
Address	[REDACTED] [REDACTED]
Telephone number	[REDACTED]
e-mail address	[REDACTED]
What is your interest in the land?	Agent acting for housing developer who has option on this site which is immediately adjacent to land where planning permission has been granted
Landowner	
Name	Barratt David Wilson Homes
Address	
Telephone number	
e-mail address	

Contact	
Name	Mr. Cliff Lane
Address	[REDACTED]
Telephone number	[REDACTED]
e-mail address	[REDACTED]

Site details	
Site name	Land east of Littledown
Site address	Land east of Littledown, (or land east of Wincombe Business Park), Shaftesbury
Site postcode	SP7 9HD
Is the site in multiple or single ownership?	Single
Current and previous use of the land	Land is previously undeveloped.
Estimated site area (ha)	7.26 ha

A clear map of the site should be enclosed with this pro forma in order for the site to be accepted

Potential constraints to development	
By identifying such constraints they may be able to be addressed and development realised sooner than otherwise.	
Are there any physical constraints (such as topology, pylons, marshland, or access to utilities) that would limit development?	No
Is there direct access to the land from the primary road network?	Yes, potential for linkage to A350 via Wincombe Lane.
If not, has the cost of access been considered and if so is the site still considered to be economically viable?	Yes
Is the land contaminated?	No

Are there any covenants on the land, which may prevent development?	No
Does the site have ransom strips?	No
Are there any factors that might make part/all of the site unavailable for development?	Small part of site might be affected by odour from adjoining industrial site.
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	Yes, deemed viable
Are there any other issues that the council should be aware of that are not identified above?	No
Has work been undertaken to consider how these constraints may be overcome? If so please explain.	N/A
By identifying this site you are giving permission for an officer of the council to access the site to ascertain site suitability. Are there any access issues, if so please provide a contact number below.	
Phone number for access	██████████

Ambitions for the site

Please detail the proposed uses for the site and the scale of this development. Provide as much detail as possible. If a mix of uses are proposed please detail each use and the relative scales.

Residential (housing)	50-75 dwellings proposed.
Employment (offices)	
Employment (industrial)	
Employment (warehousing)	
Retail	
Mixed uses	
Other uses	

If the site is proposed for residential uses, how many dwellings are considered to be appropriate?	50-75 dwellings
If the site is proposed for other uses, how much floor space and how many units are proposed?	
Is there the potential to provide any community infrastructure as part of the site?	
How many dwellings or buildings for other uses are anticipated to be developed on an annual basis (from 1 April to 31 March) subject to approval by the council?	
2016/17	
2017/18	
2018/19	
2019/20	25
2020/21	30
2021/22	20
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
Please provide any comments on the proposed delivery timetable.	This site could be developed in conjunction with the land to the south which is also controlled by Barratt David Wilson Homes and already has permission

Further information related to the SHLAA

For additional information on the Strategic Housing Land Availability Assessment and its role in the development plan process please contact:

Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk

Further information related to Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with the Data Protection Act 1998 and any amendments to the Act.

The personal data you provide on this form will only be used for the purpose of the Strategic Housing Land Availability Assessment and related purposes, it may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files.

In order to administrate this Wiltshire Council may share your personal data with

- Monitoring & Evidence, Economic Development & Planning, Wiltshire Council

You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any data protection concerns please contact Wiltshire Council's Corporate Information Team:

dataprotection@wiltshire.gov.uk.

Fiona Ajram

From: Cliff Lane [REDACTED]
Sent: 22 January 2018 12:12
To: PlanningPolicy NDDC
Subject: Reps on Issues and Options consultation on behalf of BDW - Southampton
Attachments: 20171113_I_O_Consultation_Response_Form_-_FINAL_for_web.docx; Wiltshire Local Plan review - Call for Sites [Filed 19 Dec 2017 14:49]

Dear Sir / Madam

Please find attached a completed questionnaire in respect of the above, together with (as stated on the form) a copy of the representations made to Wiltshire Council in December 2017 in respect of the review of their Local Plan. A site plan is included in these latter reps.

Regards

Cliff

Cliff Lane

Director

Planning

Savills, [REDACTED]



 Before printing, think about the environment



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