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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	Reuben	
Last Name	Bellamy	
Job Title(<i>where</i>)	Planning Director	
Organisation (<i>where</i>)	Lone Star Lane	
Address	██████████ ██████████ ██████████	
Postcode	██████	
Tel. No.	██████████	

Email	[REDACTED]	
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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.

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

The larger villages, especially those not within the AONB, should play more of a role in contributing toward the strategic need. Over a 20 year period the District needs to find land for an extra 1620 homes. Currently, concentrating on the 4 main towns is not delivering a five year supply of housing and a shortfall is building up. Only 142 dwellings were completed in the whole District between April 16 and March 17. In addition the current trajectory only shows 529 dwellings been delivered from the villages to 2031 in contrast of the requirement of LPP1 Policy 6 the a least 825 dwellings are provided in the larger villages.. In order to ensure a 5 year supply of housing land and comply with the NPPF requirement to boost significantly the supply of housing, the spatial strategy should incorporate a range of sites in both size and location. Clearly the larger villages should have a role to play in this. The objection that some previous development is not in character is a Development Management point, not a strategic planning point. Recent developments in Shillingstone and Okeford Fitzpaine prove that development can take place and enhance the character and appearance of the village.

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

There is no box to explain why a 'NO' answer is given to the areas of search. Large areas of land selected as areas of search are AONB and high grade agricultural land. Paragraph 116 of the NPPF is clear that major development in the AONB should only be allowed where exceptional circumstances exist and it is in the public interest. This requires an assessment of the cost of and scope for developing elsewhere outside the designated area. No such exercise has been undertaken in identifying the areas of search around Blandford.

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

The impact on the conservation area - a designated heritage asset needs to be given weight as required by statute. Consequently, Area D should be removed from the area of search.

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

The larger villages, especially those not within the AONB, should play more of a role in contributing toward the strategic need. Over a 20 year period the District needs to find land for an extra 1620 homes. Currently, concentrating on the 4 main towns is not delivering a five year supply of housing and a shortfall is building up. Only 142 dwellings were completed in the whole District between April 16 and March 17. In addition the current trajectory only shows 529 dwellings been delivered from the villages to 2031 in contrast of the requirement of LPP1 Policy 6 the a least 825 dwellings are provided in the larger villages.. In order to ensure a 5 year supply of housing land and comply with the NPPF requirement to boost significantly the supply of housing, the spatial strategy should incorporate a range of sites in both size and location. Clearly the larger villages should have a role to play in this. The objection that some previous development is not in character is a Development Management point, not a strategic planning point. Recent developments in Shillingstone and Okeford Fitzpaine prove that development can take place an enhance the character and appearance of the village

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

None of the above approaches allow for custom build as per the Act. Sites should be specifically allocated for custom build in accordance with development strategy for the District.

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.

The sustainability appraisal should consider an alternative spatial strategy that allows for more of the strategic need to be met at the larger villages.

The assessment of the areas of search around Blanford Forum does not appear to give appropriate weight to the importance of the AONB, in contrast to national policy in the NPPF (paragraphs 115 and 116).

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: R Bellamy (submitted electronically) Date: 22/1/18

If submitting the form electronically, no signature is required.

A large, empty rectangular box with a thin black border, occupying the upper half of the page. It is intended for the user to complete their form.

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