

**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](mailto: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	Ms	
First Name	Lucy	
Last Name	Young	
Job Title( <i>where</i> )		
Organisation ( <i>where relevant</i> )		
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 80px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 40px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 150px; height: 15px;"></div>	

## 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.*

It is unclear how the proposed figure of 366 dwellings is reached except based on a "Government methodology" that is as yet not adopted Nationally. It is also unclear if this figure reflects already allocated housing development. Or the use of brownfield sites. Further, that this overall figure is then used to justify higher overall volumes in some areas (like Shaftesbury) is not evidenced. Why could housing development not be more evenly distributed throughout the towns and villages of N Dorset? It is also unclear how such a level of housing development will be supported by community and environmental improvements. Therefore it is impossible to support this figure.

It is unreasonable to expect a member of the public to suggest an alternative figure.

### **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.*

**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.*

Gillingham has such potential, primarily because of the train station. But it has been developed without a coherent long term plan and needs a massive injection of resources to improve the town centre and community facilities with sensitive design to make it an attractive and vibrant centre.

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.*

It would help if there was a clear list of criteria on which the assessment was made, and how the conclusions were then drawn, rather than a couple of sentences on topography, designated sites, views and one or two other things, and then a tick or cross with no real analysis. There seems to be a lack of consideration of traffic generation/ congestion; wildlife corridors; walk to school routes; use of brownfield sites, etc.

It is also unclear how a redrawing of the existing town boundaries and impingement on greenfield would be managed in the future – feels like a slippery slope. Will there be a new green belt designation that ensures a conurbation encompassing Shaftesbury, Motcombe and Gillingham will not happen?

Building on the site currently reserved for the A350 bypass to the East of Shaftesbury seems shortsighted; all the increased traffic will have to come round the already congested bypass or through town.

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.*

This is an area where I have grave concerns as past developments and the lack of consideration for/ delivery of associated infrastructure needs have been sorely lacking. Apart from the pressing need for a new primary school, additional medical facilities, and secondary education facilities (all of which there seem to be no concrete plans for), what about additional / improved sport and recreation facilities for children and youth; a leisure centre; wildlife corridors; allotments; cycle routes; and funding for existing town facilities that could provide more community services such as the arts centre, swans yard, the hope project etc. to ensure a vibrant town community, accessible to all. The Council needs to be more proactive in requiring developers to provide such resources, past experience does not instill confidence.

### **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.*

Self build provides an opportunity to encourage innovative sustainable projects, such as those that include high environmental standards in construction, mixed use development, shared/ co housing and such like. These sorts of criteria should be applied.

### **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.

This consultation completely passed me by, and many friends, until a small group of Shaftesbury residents raised it. I don't feel the process has been very proactive or transparent. Considering our increasingly elderly population little effort has been made to make this an easy consultation to respond to (being largely online dependent, and then quite complex).

It is unclear how the sustainability appraisal has been considered or its recommendations reflected in this document. It is unclear whether developments that have already been agreed are included in the numbers.

Housing development at this scale cannot be considered in isolation from other community/ infrastructure needs and whilst there is some discussion of this, there is a lack of anything concrete. Recent development has not provided promised infrastructure or community facilities. The local environment, biodiversity and wider environmental issues (sustainable design in buildings, impacts on climate change) are largely absent. So it is hard to form a full picture, or have real confidence that anything beyond housing numbers will be delivered. Whilst I appreciate there is pressure from Government on Local Authorities to develop significantly more housing, until the LA does everything in its power to truly demonstrate it is acting for the people it represents, it will be hard to get support for these plans.

*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: 13/01/18

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

When completed please send form to [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)