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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](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                         | Mr.                          |                                  |
| First Name                    | Michel                       |                                  |
| Last Name                     | Nublat                       |                                  |
| Job Title(where               |                              |                                  |
| Organisation (where relevant) |                              |                                  |
| Address                       | ████████████████████<br>████ |                                  |
| 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.*

### **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.*

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.*

*Plots identified by SHLAA as having development potential but not available as designated IOWA*

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.*

### **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 find attached:**

**The Following proposals, as shown on the attached plans, have been explored to date:**

1. Proposal of a site for development purposes at **Royal Chase Roundabout – Lower Blandford Road – Shaftesbury**;
2. Plan of proposal at the **Royal Chase Roundabout – Lower Blandford Road - Shaftesbury** by – Sovereign Housing Association – 24 x 2 or 3 bedroom 2 storey houses + 4 x 1 bedroom apartments;
3. Plan of proposal at the **Royal Chase Roundabout – Lower Blandford Road - Shaftesbury** for – 9 x 3 bedroom bungalows + 1 x 10 bedroom Special Care Home;



*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: Form was submitted electronically

Date: 19.01.20128

*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)

# NORTH DORSET LOCAL PLAN REVIEW

Issues and Options Consultation

November 2017 – January 2018

## PROPOSALS - PLOT FOR DEVELOPMENT PURPOSES

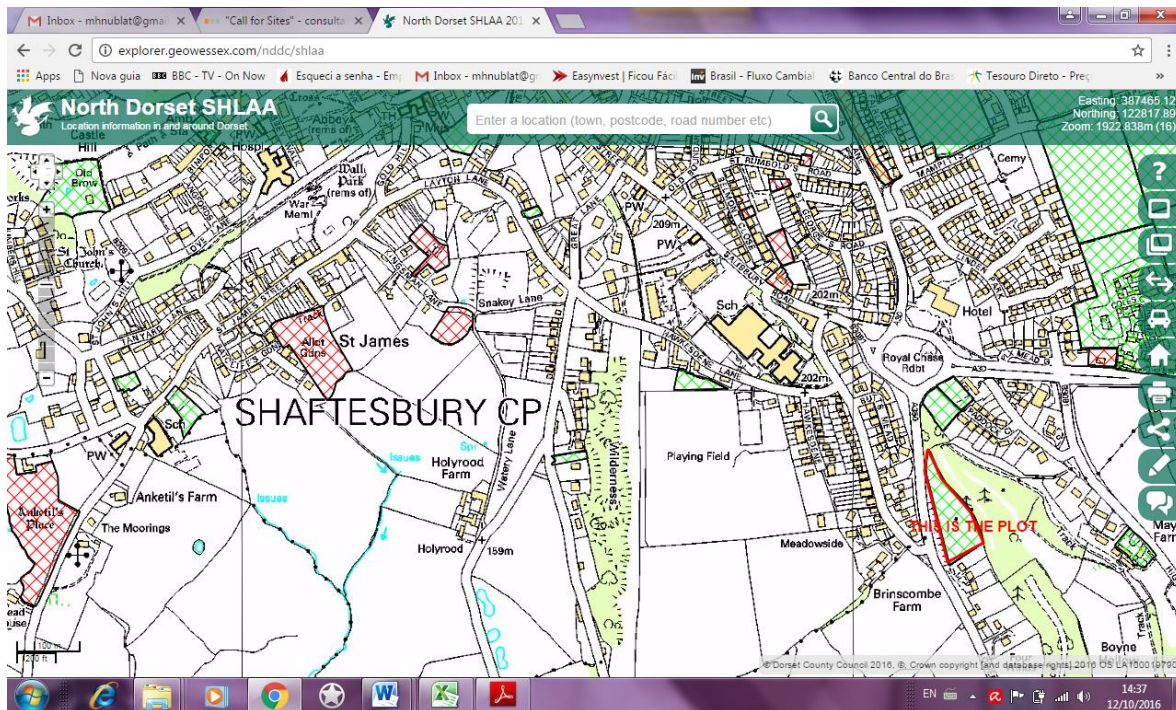
### SITE ADDRESS AND LOCATION - Lower Blandford Road – Shaftesbury North Dorset

See location of plot on map below - Down from Royal Chase Roundabout along A350 – triangular plot, perimeter outlined in red and marked across it - **THIS IS THE PLOT** - from link <http://explorer.geowessex.com/nddc/shlaa>

OS grid reference: approximate centre of plot

- Easting 387160.2 Northing 122271.15 (British National Grid)
- Latitude 50.99968570120778 Longitude -2.184349736013717 (WS84)

**SITE POSTCODE:** Houses to southern end of the plot postcode is **SP7 8NR** houses on the opposite side of the A350 of the plot is **SP7 8NS**



### LOCATIONS IN LOSE PROXIMETY TO PLOT:

- **4 bus stops 1 within 100m another two within 200m and another two within 300m;**
- Shaftesbury Community Tennis Club 600m;
- Abbey Medical Centre 500m;
- The Half Moon Pub 160m;
- The Post Office 900m;
- The Police Station 1100m;
- Nat West Bank 1200m;
- Tesco Superstore 1100m.

## **CURRENT USE**

None.

## **SHLAA MARCH 2012**

The SHLAA report considered the plot in question to have development potential - was suitable, available but due to its IOWA designation not achievable - the plot was listed as an **INCLUDED SITE**.

SHLAA March 2012 - Site Reference Number - 2/45/0433

Site Location Map - Link to SHLAA MAP - <http://explorer.geowessex.com/nddc/shlaa>

## **IOWA DESIGNATION**

North Dorset Local Plan Part 1 2011-2031

Policy 15 Green Infrastructure

**7.135 Page 182 - Policy 1.9:** *Important Open or Wooded Areas 7.135 (IOWA) of the 2003 Local Plan has been saved. The IOWA policy protects the site from development. However, at the examination of the adopted 2003 Local Plan the Inspector recommended a review of IOWA designations, particularly their contribution in visual or amenity terms to the public areas within a town or village, with a view to deleting those, which did not require complete protection. This review will be undertaken as part of Local Plan Part 2 or through neighborhood plans. In the interim, where a robust review of the contribution of a designated site is undertaken to support a planning application, this will be taken into account in the decision making process.*

## **MITIGATING STEPS THAT WOULD BE TAKEN TO PRESERVE THE LANDSCAPE IN THE DEVELOPMENT OF THE PLOT:**

- **The recognition of key heritage assets** - the hedgerow plot boundary, the impact on the landscape and the public footpath.

The landscape character of the Upper Greensand hills is of dense well-drained hedgerows that create an intimate landscape with a strong character. The existing hedgerow along the A350 side of the site is now of scrub and a few trees with many gaps, has over the years diminished and lost the features of a field boundary, a natural sense of enclosure and distinctiveness.

The hedgerow will be revitalised by thickening, replanting with wild life friendly and a variety of local species and replacing hedgerow trees, if found to be over mature or dying, thus increasing the visual integrity, the value of the landscape and its biodiversity at the same time creating an ecological corridor around the plot's boundary. We propose a sensitive approach to the plot's boundaries, the environment and its neighbours with particular regard to their privacy and to views of travellers leaving or entering Shaftesbury along the A350. This was done on the opposite side of the A 350, see View 20 attached.

Within the development, native species will be planted which will include fruit trees increasing the sites ecological value, flora and creating an informal green space amenity.

The public footpath crossing the plot is rarely used and the style in the hedgerow is in disrepair. Of all the walking trails listed by the site whose link is below none pass through this plot.

<http://www.mapmywalk.com/gb/shaftesbury-eng/>

The public footpath will be transformed into an amenity that is useable. Any development proposal for this site will include the revitalization of this public footpath through or around a future development with the possibility of the creation of an amenity for walkers and cyclists to rest and view the countryside across the A350. Eventual residents on this plot will be in walking distance, via the footpath, from the land south of the A30, designated as an area for employment growth in the new Plan 2011-2031

- **The surface water from the site will be dealt with according to best practice and the appropriate guidance.**

The site is located in **Flood Zone 1** and is entirely in **Groundwater Source Protection Outer Zone 1**:

**Flood Zone 1** – land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) – Flood Probability – Link below to Environment Agency Map. Insert Postal Code **SP7 8NR** to locate plot

<https://flood-map-for-planning.service.gov.uk/summary/387149/122255>

**Groundwater Source Protection Outer Zone 2** - defined by a 400-day travel time from a point below the water table to the source of drinking water. Link below to Environment Agency Map – Groundwater – Insert Postal Code **SP7 8NR** to locate plot.

<http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=387007&y=122367>

**The treatment of surface water drainage** will be in accordance with The Building Regulations Part H, the NPPF and The Environment Agency's Guidance – Groundwater protection: Principles and practice (GP3) August 2013 - a sustainable drainage system will be provided as found necessary.

- **Design & Construction Considerations**

A visual relationship with near-by buildings will be respected enhancing the existing natural and man-made landscape.

All homes will be built to a high environmental standard, energy and water efficient.

An attractive and distinct area will be created by designing appropriate forms, layouts and employing external building materials commonly used locally.

Provision will be made for cycle storage, clothes drying facilities, rainwater storage from roofs, space for recycling, and space for home offices.

Within the development, domestic gardens and landscape planting of local species will create an attractive environment and an informal recreation space that would undoubtedly attract wild life too.

Existing hedgerows & trees will be protected during construction.

The overhead power cables now crossing the site will be rerouted below ground, which will reduce the visual impact upon the landscape and consequently contribute to enhance the natural environment.

## **PROPOSALS FOR THE DEVELOPMENT OF THE PLOT AT;**

### **Royal Chase Roundabout – Lower Blandford Road – Shaftesbury**

The following proposals, as shown on the attached plans, have been explored to date:-

- A. **Sovereign Housing Association** - 24 mix of 2 or 3 bedroom houses + 4 x 1 bedroom flats – as discussed with yourselves recently;
- B. 1 x 10 bedroom special care home + 9 x 100 sq.m 3 bedroom bungalows – outline plan attached;
- C. 20-25 x 2 or 3 bedroom bungalows – similar to the outline plan option B above mentioned, without the special care home;

The site is urban, within the settlement boundary and within Shaftesbury's residential area.

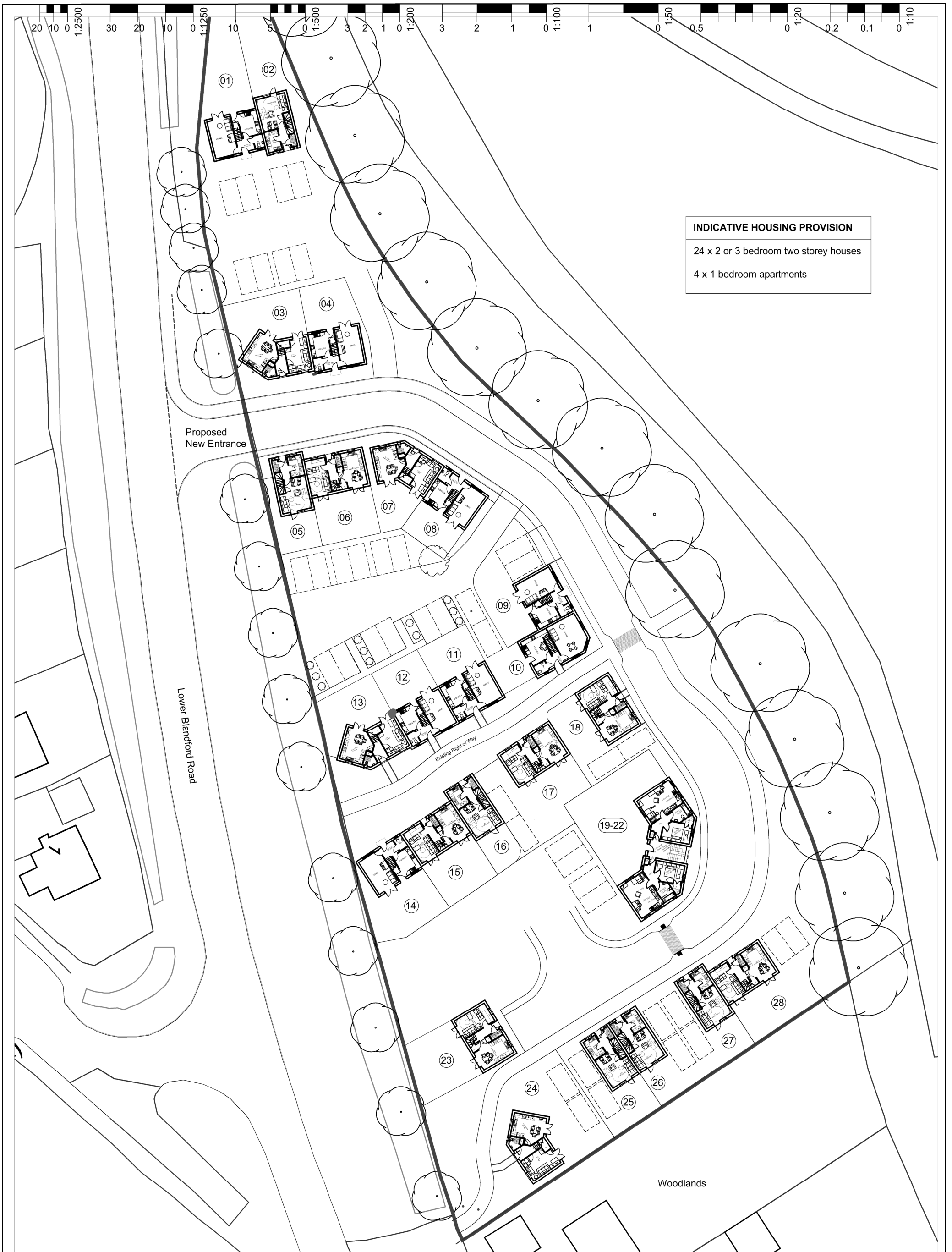
The site is elevated above the A350 and not adjacent to or in sight of conservation or ANOB areas, neither is the site a designated local Natural Environment.

With four bus stops within 300m and its close proximity to other services making a development in this location sustainable.

Today this open plot of land has little visual and no recreational value that the community is presently benefiting from.

A sensitive development as described above will create a positive impact both visually and by providing, much needed attractive homes in a wonderful landscape. Additional planting will add to the existing green infrastructure, reinforcing the green corridor, the natural woodland belt and the hedgerows up to the Royal Chase roundabout, enhancing the landscape character and its amenity value.

Revitalizing the public footpath promoting walking, cycling, and encouraging the natural habitat will contribute very positively to the objectives of the local green infrastructure strategy.



**INDICATIVE HOUSING PROVISION**

24 x 2 or 3 bedroom two storey houses

4 x 1 bedroom apartments

| REV. SUFF. | REVISION DETAILS | BY | CKD | DATE |
|------------|------------------|----|-----|------|
| -          | -                | -  | -   | -    |

|               |  |
|---------------|--|
| CLIENT        | Sovereign Housing Association                |
| PROJECT       | Lower Blandford Road,<br>Shaftesbury, Dorset |
| DRAWING TITLE | Sketch Scheme 1                              |

|   |          |               |          |
|---|----------|---------------|----------|
| DATE  | 18.01.18 | DRAWN BY      | JT       |
| JOB NO.   | 1718120  | CHECKED BY    | -        |
| DRAWING NO.   | 001      | SCALE         | 1:500@A3 |
|   |          | REVISION      | -        |
| THIS DRAWING IS COPYRIGHT © Western Design Ltd 2018 |          | SKETCH SCHEME |          |



