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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	MS	
First Name	PATRICIA	
Last Name	SPOONER	
Job Title(where)	N/A	
Organisation (where relevant)	N/A	
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: 100px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 100px; 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.

I can't support any change from the original 285 houses per annum.

While I very much sympathise with the Council regarding the lack of a 5 year housing supply they are in the same state as many other Councils being held to ransom by developers either "land banking" or slowing projects in a cynical wait for the rise in market levels to maximise profit. This is a self-perpetuating problem and raising numbers to allow for the actions of developers simply fuels it.

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.

There is a lack of consistency where the reasons for regarding areas available for development and those considered unusable appear to be the same.

Where is the information confirming archaeological research (this does not include the monuments etc already identified)

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.

- School places
- traffic issues:
 - carbon pollution
 - parking space to avoid roadside
 - emergency vehicle access
 - speed control
- GP surgeries within reach of new housing and with space to take new patients
- speed controls and avoidance of "rat runs",
- consideration of facilities for the elderly and disabled (ie transport).
- facilities that will enable a sense of community - building/hall - and commitment to support and fund this (s106?)
- local shop/sub-post office facilities or easy access to the town centre by sustainable modes of transport

Gillingham

9. Do you agree with the conclusions regarding the areas of search identified at Gillingham?

Yes X

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 x

No

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

Where is the information confirming archaeological research (this does not include the monuments etc already identified)

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.

- School places
- traffic issues:
 - carbon pollution
 - parking space to avoid roadside
 - emergency vehicle access
 - speed control
- GP surgeries within reach of new housing and with space to take new patients
- speed controls and avoidance of "rat runs",
- consideration of facilities for the elderly and disabled (ie transport)
- facilities that will enable a sense of community - building/hall - and commitment to support and fund this (s106?)
- local shop/sub-post office facilities or easy access to the town centre by sustainable modes of transport
-

Shaftesbury

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

Yes

No X

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 X

No

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

- Further consideration of the topographical constraints around Frenchmill Lane
- Where is the information confirming archaeological research (this does not include the monuments etc already identified)

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.

- School places
- traffic issues:
 - carbon pollution
 - parking space to avoid roadside
 - emergency vehicle access
 - speed control
- GP surgeries within reach of new housing and with space to take new patients
- speed controls and avoidance of "rat runs",
- consideration of facilities for the elderly and disabled (ie transport)
- facilities that will enable a sense of community - building/hall - and commitment to support and fund this (s106?)
- local shop/sub-post office facilities or easy access to the town centre by sustainable modes of transport

Sturminster Newton

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

Yes X

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 X

No

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

Where is the information confirming archaeological research (this does not include the monuments etc already identified)

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.

As above for Blandford Forum/ Gillingham/Shaftesbury

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.

Where is the information confirming archaeological research (this does not include the monuments etc already identified)

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.

As above for the towns

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.

This is very simple:

- That no additional housing should be permitted until all essentials for sustainability are guaranteed.

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.

Establish first

- the demand for self build - is the intention to build more than one house
- the intentions of the self builder: Holiday/weekend home) sale
- the competence of the self

The Council should be considering the effect on the local economy and ensuring there are employment opportunities for local builders. tradesmen as supported by Government

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.

1)

There are everywhere records of SSSI's Conservation areas, AONB etc but I can find no reference to any archaeological research having been carried out - this I believe is absolutely crucial to consideration of any development and should not be submitted without being endorsed by the relevant experts

2) The argument that the bypasses may never be built so protected status should be removed should not even be considered. Once lost there can never be recovery and any increased traffic on the A350 will be vulnerable to jams, delays...

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