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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 | Miss | |
| First Name | Rachael-Anne | |
| Last Name | Ecroyd | |
| Job Title(<i>where</i>) | | |
| Organisation (<i>where relevant</i>) | | |
| 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

In the last 10 – 15 years the housing in Shaftesbury has doubled. The housing quota for North Dorset has mostly been bourned by Shaftesbury (according to public records 50% of the totals so far). The housing has been in the most part of very poor quality, & too expensive for many local people to afford. We already have no capacity in the Schools, doctors surgery, & dentist surgeries in Shaftesbury. So Before we build yet more poor quality family homes let's think out the infrastructure here. We have been promised a new school for 10 years. It is time now to build that school. We need to be able to access NHS dentist & doctors IN SHAFTESBURY. It's all very well setting up private clinics & offering the chance to travel to other areas for such things, but this then makes education & health resources the privilege of the affluent, & only those who drive, as there is very minimal public transport here & certainly nothing regular enough for school runs, doctors & dentist appointments or indeed getting to a job of work.

Therefore I feel the land that the council have already sold to permission, which I might add they did without local consent, should not be used for more poor quality expensive housing. Especially when you consider they still haven't actually finished the housing they have already put up in Shaftesbury. Residents are waiting for roads to be completed to standard that makes them drivable, without incurring damage to their vehicles. For street lights to be put in place, & in some instances, for parts of their actual house to be finished to the appropriate planning standard.

This land has been set aside for employment, so how about using it as such. If the council had been prepared to sell this land off in parts (rather than a big swathe that only a large national builder can afford) this could have been used for employment land already.

I propose, Shaftesbury requires community buildings with immediate effect, which in turn will give employment. Things such as the new school (already promised & yet to be delivered) including the facilities for an attached after school club. Community facilities such as a community centre, to include playing fields, running tracks, tennis courts, hockey pitches, rugby pitches. Some shops, we are desperate for another supermarket, & or smaller shops, for independent businesses, but not with exorbitant rents which prohibits small start up businesses. Another dentist surgery, another post office, a cinema, a decent eatery that is open on an evening, any or all of these things are needed.

If as I suspect, the council are going to ignore these forms, how about building a selection of housing, which isn't so shoddily built that it needs new windows & doors after just 5 years. Where are the 1 bed flats & houses? None have been built on any recent developments in Shaftesbury. Any 2 beds (& there haven't been many) are sold off plan to developers. Any houses that have been sold as "affordable housing" in the past years have had the caveats lifted & then are sold at full price, meaning the people who have bought them have not only been helped twice, but the cheaper housing stock is, yet again removed from the market for future generations. These caveats should always be left in place, so generation after generation can be assisted.

How about building some new council houses? Not expensively rented housing association places, but traditional council houses. If housing is put in, make sure the plans include some community areas, & not

on the outskirts of the plans, so the developers can then easily just plonk additional houses on there, but in the centre of the housing, integrate some shops within the housing, & don't build them first & then complain no one wants to rent them, as who would on a building site where no one yet lives!

Think about how residents will walk into town, are there safe places for residents to cross roads & safe places to walk, push children in buggies, walk with children or the elderly or for wheelchair access? Are there regular buses into the town for people who are less able to walk, or residents returning home with heavy shopping? Because the answer currently is that none of this is in place!

Please I am begging you to PLEASE THINK ABOUT THE PLANNING. As that is what you are paid for!

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

This form seems to be full of yes or no answers to what are not simple questions. This is a beautiful part of the world with many areas legally designated areas of outstanding natural beauty & yet this doesn't seem to be taken into consideration at all.

We need to look at local needs, & manage them the best we can, without compromising the wonderful things we already have.

We need to stop building badly designed expensive housing on huge housing estates, & start thinking about how people will live in these spaces. Many of the houses being built are not affordable on local wages, as most work available in North Dorset is of a minimum wage & sometimes seasonal type. So who is buying the houses? Either people from outside the area, meaning you are putting more strain on community resources already at capacity, which in turn will lead to more building, or properties are sold to landlords who then charge expensive rents, trapping people in a poverty cycle.

This needs to stop, you as the council need to stop selling large swathes of land to big property developers to cover the short falls in your poor planning & budgeting. Why are we not selling land to small local

builders, which in turn will bring jobs into, & boost the local economy.

Why are the planners & building inspectors allowing these big building companies to build such poor housing, without ever enforcing the building companies to make good on the plans submitted & adhere to building regulations?

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

Look at community infrastructure, how land is currently being used & why. Look at where all these people who are moving to the area are going to work, as any land set aside for employment is being re-designated as housing developments. Where are the jobs, where is the public transport, where are the school places, doctors & dentist places, community buildings for residents of the area?

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Regular useable public transport, & that means not having to drive to a bus stop or train station. Better improved roads, that are maintained properly. Community facilities for Education & Health provision. Work for residents in the area.

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

Look at community infrastructure, how land is currently being used & why. Look at where all these people who are moving to the area are going to work, as any land set aside for employment is being re-designated as housing developments. Where are the jobs, where is the public transport, where are the school places, doctors & dentist places, community buildings for residents of the area?

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

Regular useable public transport, & that means not having to drive to a bus stop or train station. Better improved roads, that are maintained properly. Community facilities for Education & Health provision. Work for residents in the area.

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

Look at community infrastructure, how land is currently being used & why. Look at where all these people who are moving to the area are going to work, as any land set aside for employment is being re-designated as housing developments. Where are the jobs, where is the public transport, where are the school places, doctors & dentist places, community buildings for residents of the area?????

Why are you continuing to build, build, build poor quality housing that local people can't afford?? Why are you not, as your name suggests, PLANNING?? We need plans that suit not just right now but for future generations. Stop reacting to budget & quota shortfalls & plan effectively for us as a community!

14. What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?

Regular useable public transport, & that means not having to drive to a bus stop or train station. Better improved roads, that are maintained properly. Enough community facilities for Education & Health provision, in Shaftesbury. Work for residents in the area. Why aren't we encouraging small independent businesses, to employ local people, this would boost the local economy & stop people working in other counties & spending their money there too. Safe places to walk, & or ride a bike, so traveling to school & work doesn't become like an episode of the Chrystal maze, as it does currently.

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

Look at community infrastructure, how land is currently being used & why. Look at where all these people who are moving to the area are going to work, as any land set aside for employment is being re-designated as housing developments. Where are the jobs, where is the public transport, where are the school places, doctors & dentist places, community buildings for residents of the area?

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

Regular useable public transport, & that means not having to drive to a bus stop or train station. Better improved roads, that are maintained properly. Community facilities for Education & Health provision. Work for residents in the area.

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

Look at community infrastructure, how land is currently being used & why. Look at where all these people who are moving to the area are going to work, as any land set aside for employment is being re-designated as housing developments. Where are the jobs, where is the public transport, where are the school places, doctors & dentist places, community?

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

Regular useable public transport, & that means not having to drive to a bus stop or train station. Better improved roads, that are maintained properly. Community facilities for Education & Health provision. Work for residents in the area.

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

Look at community infrastructure, how land is currently being used & why. Look at where all these people who are moving to the area are going to work, as any land set aside for employment is being re-designated as housing developments. Where are the jobs, where is the public transport, where are the school places, doctors & dentist places, community??

Regular useable public transport, & that means not having to drive to a bus stop or train station. Better improved roads, that are maintained properly. Community facilities for Education & Health provision. Work for residents in the area.

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

Allowing local people to buy small plots of land, & when land is available & that local people who want to build a house for themselves are given priority for the land.

Allowing plots which are already developed to be extended or developed for better function & modern living.

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.

I think that the council have not made this questionnaire readily available. It has not been advertised or sent to residents & had I not by chance seen something on facebook (not I might add posted by the council) I wouldn't even be aware of its existence.

Every year you ask me for my email address & have you emailed me about this? No!

The questions have deliberately been worded very badly, & in such a way to get the response you want.

How can one answer yes or no to such questions about our community & it's locale, this questions are huge & the responses vast & varied & to think that they can be answered with yes or no, just goes to prove how little you understand the situation!

I am utterly disgusted with the way planning & planning consent is being handled by the local council & indeed the government as a whole. By that I don't mean local & central government can blame each other, and distance themselves from the problem, you are both jointly & severally liable for this situation.

I have no doubt that you will ignore any feedback you receive, & just plough on ahead with the plans you have clearly already secretly agreed with Permission & other building firms of their like.

After all Permission are a business & are out to make money, as any business is. As the land has already been sold to them, they are hardly going to build anything other than houses are they? As that is what they, as a business do. This idea that they are going to build such things as a school, hotel & supermarket is ridiculous! They are clearly going to do what they have already done in Shaftesbury & that is put up poor quality housing that is overpriced & unaffordable to local people. They will refuse to finish off the development, as evidenced by the developments they have already failed to finish (5 years after the fact) & you as a the council will let them get away with it!!

Empty rectangular box for form content.

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