

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 – see separate answers to Q12, 13 and 14

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

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.

See separate statement

Do you wish to be contacted about future consultations relating to the Local Plan Review?

Yes

No

Signature: _____

Date: 19/01/18

If submitting the form electronically, no signature is required.

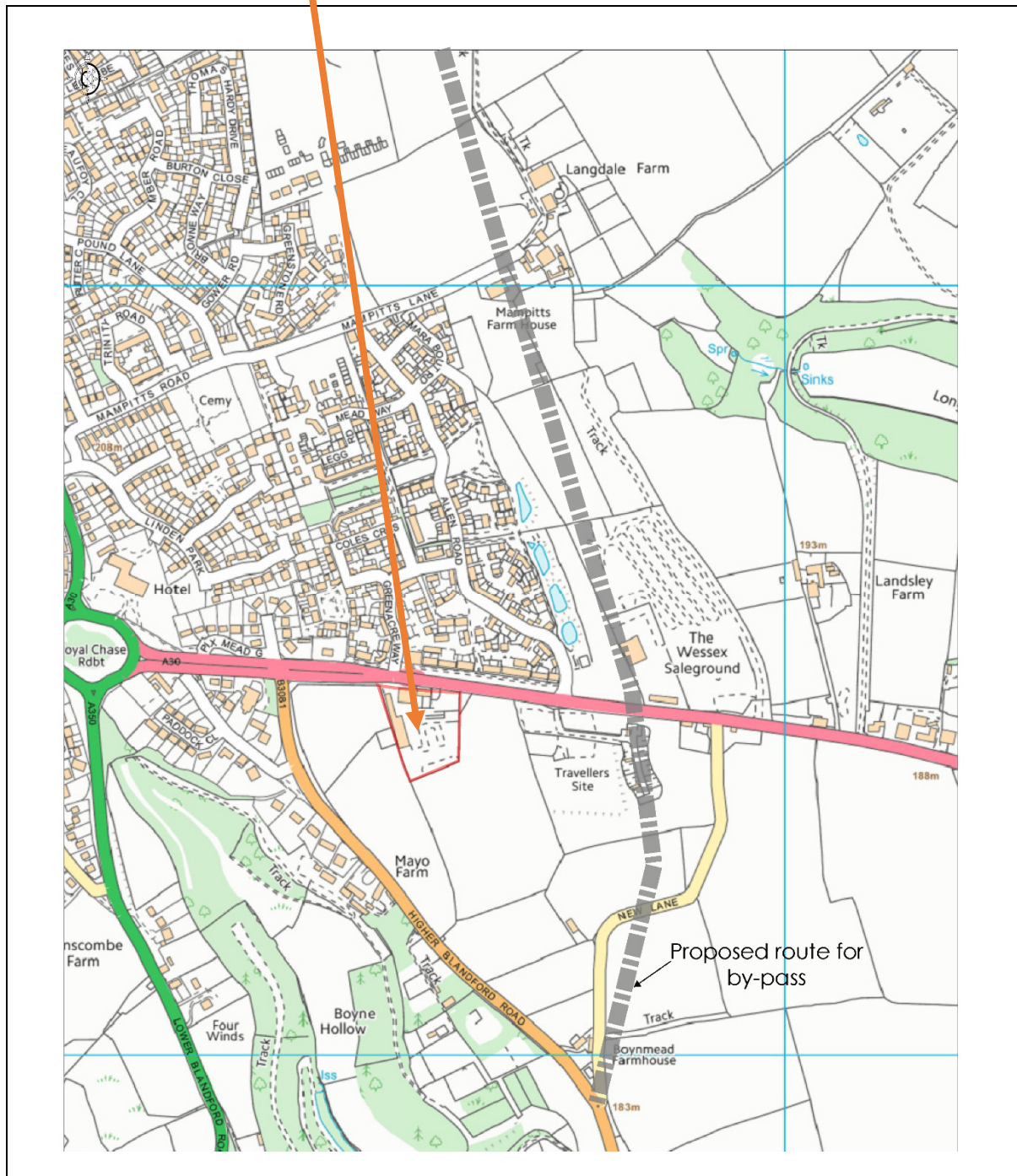
When completed please send form to planningpolicy@north-dorset.gov.uk

Key information underpinning this response on behalf of the Coles Family

Coles Family Land at Salisbury Rd, Shaftesbury

The Issues and Options Local Plan (20/01/18).

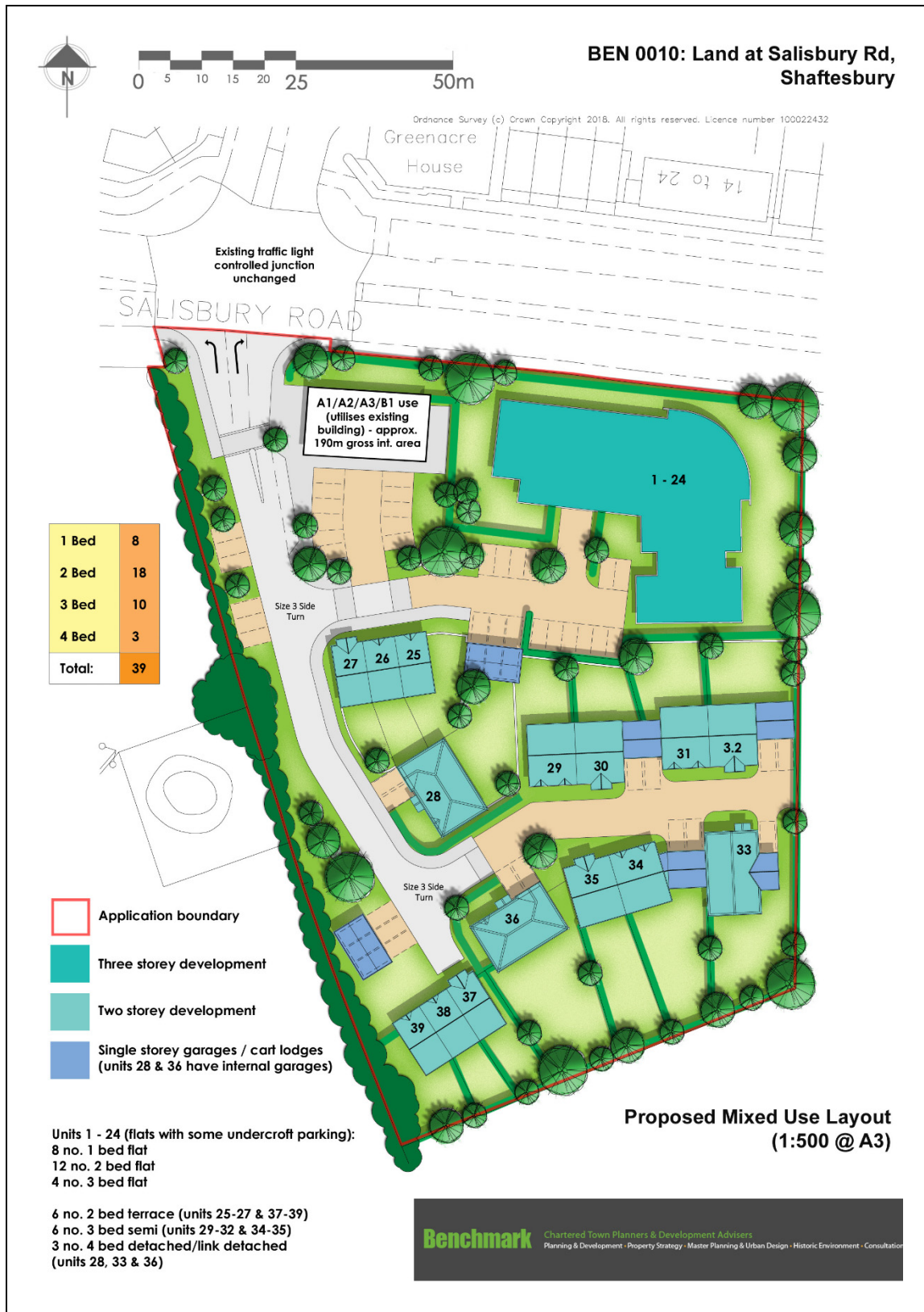
1. The Coles Family land off Salisbury Rd (A30), Shaftesbury is within the existing adopted settlement boundary and has an area of 0.94 ha. It is suitable for mixed use development (see plans and details at Appendix 1).



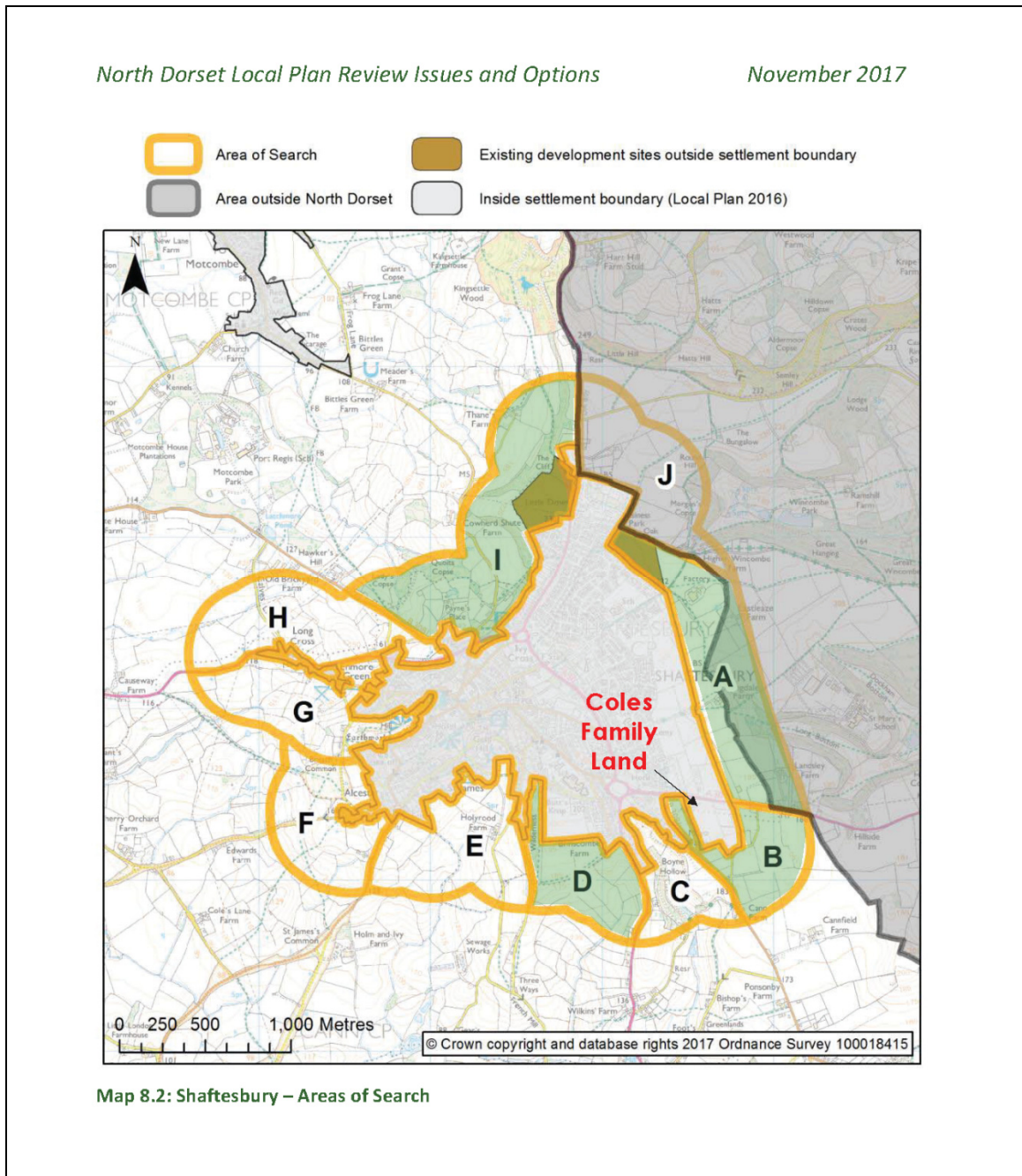
2. This aerial photograph illustrates the mix of built existing commercial uses at the site: this is previously developed land and 'ripe' for redevelopment.



3. To illustrate the potential of the site we have prepared a preliminary layout - Plan BEN 0010 – comprising 39 dwellings and some 190 sqm of commercial floorspace.

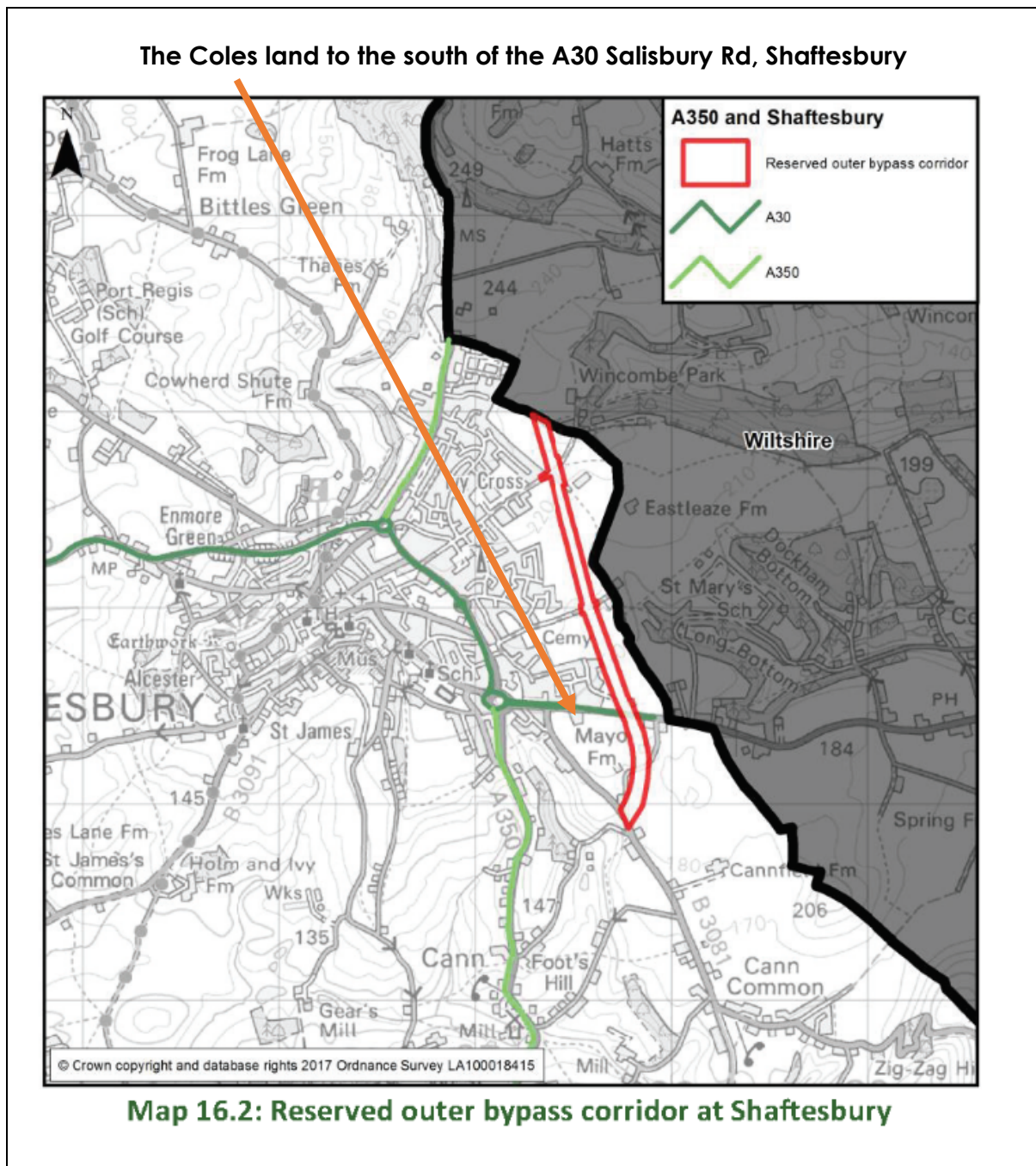


- We generally support The Issues and Options Local Plan because identifies the south west sector of Shaftesbury beyond the settlement boundary, but very close close to our client's land, within the preferred future town expansion development Zone: B (see below). Zones A, D and I are also preferred – see green shaded areas.



- Zone B is a preferred area, but there is no explanation why Zone B runs only along the town's boundary. We are suggesting that Zone B should be extended across our client's land and included in the next round of the Local Plan, for mixed use development.

- The next Local Plan should retain the proposed Shaftesbury outer by-pass:



- In conclusion, The Coles Land is well located and highly suitable, available and deliverable for mixed use development. In the light of this information, we now turn to Q12, 13 and 14 of the Issues and Options LP.

8. Q12: Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

9. Broadly, yes – for Zone B.

10. However, Zone B should be extended to include the Coles Land and a new and separate sustainability assessment made taking into account our comments.

11. Q13: Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

12. If there is to be urban growth at Shaftesbury, as much new development needs to be integrated within the existing settlement first in the interests of promoting sustainable development.

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

14. This is a complex question to answer in a useful way. Further details to follow at the next stage of the Local Plan.

15. Q29: 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?

16. Yes. NB the precise route needs to be re-assessed taking into account the release of development land.

Richard Greenwood BA (Hons) BPI MRTPI

Benchmark Development Planning Ltd



Appendix 1

BEN 0001: General location plan

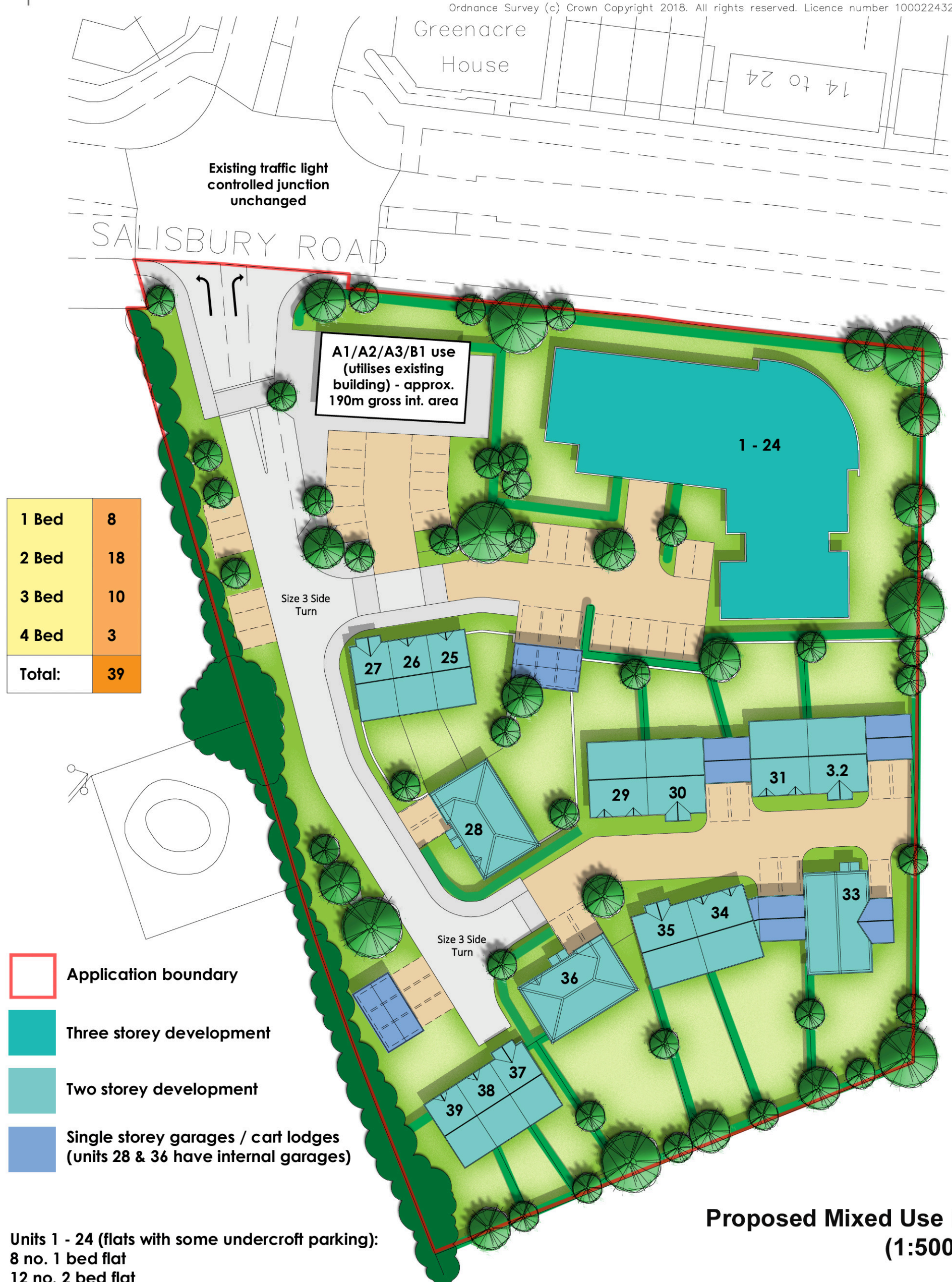






BEN 0010: Land at Salisbury Rd, Shaftesbury

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1 Bed	8
2 Bed	18
3 Bed	10
4 Bed	3
Total:	39

- Application boundary
- Three storey development
- Two storey development
- Single storey garages / cart lodges (units 28 & 36 have internal garages)

Units 1 - 24 (flats with some undercroft parking):
 8 no. 1 bed flat
 12 no. 2 bed flat
 4 no. 3 bed flat

6 no. 2 bed terrace (units 25-27 & 37-39)
 6 no. 3 bed semi (units 29-32 & 34-35)
 3 no. 4 bed detached/link detached (units 28, 33 & 36)

Proposed Mixed Use Layout (1:500 @ A3)