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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		
First Name	Jackie	
Last Name	Upton King	
Job Title(where	Hon. Secretary on behalf of	
Organisation (where relevant)	Shaftesbury Civic Society	
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

If you have answered 'No' please set out an alternative housing figure and provide reasoning to support your answer.

It is not possible for the Civic Society to answer this question where specific numbers are concerned as our remit is to represent the people of Shaftesbury. In view of the current North Dorset situation, we do not feel that Shaftesbury should be asked to should any additional annual allocation. The target for homes built and approvals means that Shaftesbury falls just 86 dwellings short of the allocation between now and 2033. We would suggest that small numbers of infilling and creative use of brownfield sites within the town centre, such as Woodman Court, should, over the years to come be sufficient to complete any target without adversely affecting the characteristics of a unique Saxon hilltop tow.

Having consulted with our members we wish to make the following points:

The **sustainability** of our community is compromised by the rate of building and does not allow for the assimilation of any new population due to these sorts of numbers of houses going forward.

- Estimates suggest that Shaftesbury has nearly doubled in population size in the last decade.
- The potential development on Shaftesbury's **Wiltshire** border Will NOT count towards this target.
- **Shaftesbury and Gillingham's setting on the county border poses** the question, how do we have a say in matters affecting the towns but arising from across the border? Could NDDC and the two town councils set up a forum and shared decision-making body to look after our interests?
- **Employment** is a crucial factor. Housing should now follow employment – *this point was repeatedly covered at our meeting. Jobs are a great concern.*
- Shaftesbury has had greater share of the **affordable housing** numbers, which our community embraces.
- **Public transport** is a key factor in a rural area such as ours, no train station, hilltop, so cycling difficult and cycle ways rare. Higher proportion of people needing public transport to ACCESS EMPLOYMENT.

Employment

2. Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

- Employment is a crucial factor for all of our communities.
- Housing should follow employment
- If tourism is a key factor for the economic success of North Dorset, then to spoil the jewel and main attraction in the North Dorset crown by surrounding it with poor and excessive developments makes no sense.

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?

- See Q1 sustainability and assimilation

- Retain and reinforce slopes policies which have serious reasons for having been written in the first place, to do with topography, trees etc.
- Slopes zones are the very essence of Shaftesbury – from Shaftesbury looking out and from AONB and National Trust land looking in.
- No work, no public transport, no schools, no doctors therefore no more houses in any area.

We question if all sites have been fully assessed – some appear utterly unsuitable whilst others need greater sympathetic (to local features, assets and ability to absorb) exploration.

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.

- Slopes policies
- AONB response crucial because of our proximity to that important asset
- There is a strong feeling that our special identity has been substantially eroded because of the eastern developments and the balance needs to be addresses
- Views & distinctiveness into and out of the AONB will be changed and spoilt by any further development in nay if the search areas
- Tourism, revenue will be threatened by further and inappropriate development in any of the areas of search

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.

- The mix of any further new housing will affect the demographics of the town and will dictate the type of infrastructure required
 - Planning sensitivity is required to address this issue as housing drives needs for medical, education services
 - Sewers
Plus pressure on water supplies of any new developments
- HEALTH**
- Medical facilities. Not everyone has transport to drive to branch surgeries in Fontmell or Marnhull
 - Acute shortage of NHS dentistry in Shaftesbury
 - General feeling of lack of confidence in the medical systems ability to cope with increasing numbers

- GP Facilities might be there but the service is not being delivered, people were questioning the ability to use the existing space more creatively to deliver an improved service
- Our hospital is still vulnerable and once again the creative use of service delivery is fundamental to its potential survival.

EDUCATION

- Primary school provision still of great concern
- There is some confusion about the current promises for 3 new primary schools on 3 separate proposed sites

GENERAL POINTS

Demographic change has a major impact on the services required. Outreach services are a key part of sustainability in a relatively isolated rural area with poor public transport links.

Shaftesbury does NOT have a railway station, and access to Gillingham station is difficult because of public transport issues and lack of parking at the station.

Semley station, the option of re-opening this station and linking it back into the mainline could be explored.

The mix of houses on the Eastern development was changed during the building period because the houses were not selling. This has had a marked influence on the social mix with consequent demands on infrastructure

EMPLOYMENT – ref: Q2

Roads, connectivity, broadband, public transport issues all need addressing to improve:

- Employment / wage rates.
- Housing affordability ratio wages/housing costs
- Better skilled workforce/ skills training/apprenticeships
- Encouragement for start-up
- Relocation of businesses
- Self build will help and bring money in
- Knowledge economy – needs connectivity improvement
- Travelling to work, becoming a commuter town
- Impact on roads. Christies Lane. A350, B3081/C13

Because all of these play to the viability of today's business environment.

WE MUST NOT LOSE THE EMPLOYMENT ZONE BUT IT COULD BE RECLASSIFIED TO ALLOW DIFFERENT TYPES OF EMPLOYMENT OTHER THAN THOSE CURRENTLY FAVOURED.

SUSTAINABILITY

Green infrastructure; cycleways, footpaths, playing fields more and better recreational spaces.

Green drainage systems, water collection from roofs and hollows.

Open spaces were squeezed out of Persimmon development allowing for a further 97 houses on gained land.

Green infrastructure, enmeshing all green assets, has great impact on community well-being and mental health

TRANSPORT

Movement of goods by road, massive problem in this area with inadequate roads.

Reinstate or develop new railways – can our local plan support the switching of freight onto the railways? Our one railway station in North Dorset is of huge strategic importance to the District.

COMMUNITY FACILITIES – leisure centre

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.

Of particular relevance to Shaftesbury because of the land south of the A30, much of which is in Melbury Abbas & Cann but which is currently subject to planning proposals from developers.

This land forms a green belt and is vital to preserving views out to the countryside and in from Melbury Down and the AONB. Keeping Shaftesbury as a hilltop town embedded in woodland.

Some development could be allowed for small developments 5-19 houses built by local builders and bringing quality and variety of design and using local materials

Brown field sites in villages could be used for both housing and new employment

Some employment potential – re-designating small barns etc

Larger villages need to be able to provide affordable homes for their own younger people

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?

- Crucial that they remain within the Local Plan
- Slopes Policies – should remain within the Local Plan
- Land within IOWA's in private ownership (corporations and individuals) needs a great deal of protection
- IOWAs, if anything, need more protection rather than less
- Shaftesbury's slopes should be preserved and re-planting take place

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?

Overwhelming agreement that the Shaftesbury Outer Bypass land must remain, be clearly identified and safeguarded

- Wiltshire's current policy as stated in their Core Strategy review is that Wiltshire Council is working with Dorset County Council and BANES to improve North/South links. Their 2017 review recommendation is to continue discussions with Dorset on whether the Shaftesbury by-pass is still planned and still deliverable.
- We would urge all parties to commit and to work hard with Central Govt to achieve the right outcome following government's plans to improve A roads.
- North/South route to Poole should be worked for more vigorously
- Concern that current corridor land designation doesn't provide for more than a lane in either direction – creative provision should be made for increasing this width when considering any future applications

ALL OTHER QUESTIONS PLAY INTO THIS ONE

- Employment
- Community cohesion
- Transport - viability of town
- Improvement of Christies Lane's crossing places and the cohesion of the east and west sides of the town

DOWNSIDE OF A BY-PASS was also a concern of a small number: Huge traffic flows. Will we be back to road jams in 10 years?

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 covering letter from SCS

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



Shaftesbury Civic Society

Registered Charity No: 264546
Founder member of *Civic Voice*

Mr E Gerry,
Planning Policy,
North Dorset District Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

22nd January 2018

Dear Mr Gerry,

SCS is a membership organisation which aims to ensure the continued celebration of Shaftesbury's rich historic assets and setting. We aim to ensure that development respects the unique environment of our ancient Saxon hilltop town whilst appreciating the need for growth to support its sustainability.

We held a public meeting on Thursday 11th January at Shaftesbury's Arts Centre in order to gauge members' opinion before we drafted our response to the North Dorset District Council Local Plan revision. Some 25 people attended and shared their thoughts during the 2-hour long forum. In addition, others contributed by email. Our response is the distillation of their concerns and constructive ideas.

In order to fulfil our remit and fully represent the views of our town we should appreciate an opportunity for a face to face discussion in due course.

I enclose the response of the Shaftesbury Civic Society.

Yours sincerely,

Jackie Upton King
Hon Sec on behalf of Shaftesbury Civic Society