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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		Mr.
First Name		Cliff
Last Name		Lane
Job Title(<i>where</i>)		Director
Organisation (<i>where relevant</i>)	Taymix Ltd	Savills Planning
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.

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.

Additional nearby additional employment land

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.

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.

The District Council must liaise more closely with Neighbourhood Plan groups to ensure the wider needs of the District are properly catered for. Neighbourhood plans should not be prepared ignoring the bigger picture. Extensions to employment sites adjacent to villages increases the villages sustainability and meets wider District council needs.

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

Representations to the Pre-Submission Draft of the Pimperne Neighbourhood Plan were made at the end of December last year on behalf of Taymix Ltd. Extracts are quoted below:

At the Examination of the North Dorset Local Plan in 2014 the Inspector accepted a change to Policy 30 of the Plan in respect of Existing Employment Sites in the Countryside. This basically allowed '*the small-scale expansion of existing employment sites*'

The Options Draft of the Pimperne Neighbourhood Plan in September 2016 flagged two expansion options for the Taymix site:

1. A small extension to the south; or
2. A larger extension south of the Taymix site.

The Neighbourhood Plan Group discarded option 2 because of a reduction in the gap between Pimperne and Blandford and the urbanising effect of highway improvements. The group do not seem to have properly assessed the benefits of the closure of the existing access to the site, the needs of existing industrialists on the site for expansion and over-estimated the importance of the reduction in the gap between Blandford and Pimperne, which would be small compared to the actual size of the gap.

The Neighbourhood Plan group allowed Option 1 to go out to consultation.

In the Pre-Submission draft Plan it concludes:

'That providing more employment land could potentially provide new employment opportunities for local people, and additional services and facilities for the parish. Employment sites are also more likely to be successful, and cause less problems to local residents, if they are readily accessible from the strategic highway network.'

This appears supportive to an expansion of the Taymix site.

Unfortunately the text goes on to say:

'There was no conclusive evidence of local need. The consultation on the potential southern expansion of the Taymix employment site raised objections in terms of its likely impact on the AONB and in particular the larger option would also have significantly reduced the gap separating the village from Blandford Forum.'

On local need it is suggested that the Neighbourhood Plan Group meet again with the owner of the Taymix site and his tenants and they would reach a different conclusion on local need. In looking at solely local need the Neighbourhood Plan also ignores the needs of Blandford Forum down the road.

The North Dorset Local Plan Review issues and Options Consultation states:

'However, the 2016 Annual Monitoring Report states that there is only 5.1 hectares of employment land available at Blandford. More recent monitoring work suggests that this figure is now 3.5 hectares. In addition, the 3.5 hectares that is available is made up of a combination of smaller parcels of land. On this basis, the Council is currently of the view that there is likely to be a need to allocate additional employment land at Blandford through the Local Plan Review.'

The owner of the Taymix site would suggest both to the Neighbourhood Plan group and NDDC that the larger expansion of the Taymix to the south would help meet the needs of existing industrialists on the Taymix site and assist in meeting the needs for additional employment land close to Blandford, where it has been demonstrated there is an outstanding need. A representation along these lines will be made to the Local Plan Review consultation closing in January. [This is it]. It is also suggested that under the 'duty to cooperate' NDDC and Pimperne PC should be discussing these issues further.

The Neighbourhood Plan goes on to state that:

'Alternative opportunities came to light as work on the plan progressed, including the expansion of the Yarde Farm employment area to the north /east from the existing access, and the re-use of the former agricultural buildings on Hyde Farm. These appear preferable to the Taymix expansion.'

Hyde Farm, as a conversion of farm buildings, would only provide small scale employment opportunities, whereas expansion of the Taymix site provides greater potential for larger scale employment and industrial expansion.

At Yarde Farm, behind the Taymix site, it is noted that the NDDC Planning Board recently resolved to grant planning permission to expand the K J Pike industrial site, following the submission of a retrospective planning application.

In justifying approval, despite AONB and Parish Council objections, planning officers cited policy 30 of the Local Plan and:

'the benefits to the local economy as a result of this expansion of an existing business premises.'

Perhaps the Neighbourhood Plan Group should note this approach, review their approach and take a similar sympathetic view to the expansion of the Taymix site. The owner and his representatives would be happy to meet with the Group again.

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.

We urge NDDC to take account of these points also as they consider the need for additional employment land in and around Blandford.

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: 18 January 2018

If submitting the form electronically, no signature is required.

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