

**North Dorset
Local Development Framework**

**Report of Consultative meeting
of the
Planning Policy Panel,
July 27th 2005**

Table of Contents

1	Introduction	0
2	The strategic aims - comments	2
3	The objectives - comments	6
4	Issues arising	11
5	Appendix Photo Record	12

Neal Wetenhall Associates Ltd trading as

Lynn Wetenhall Associates
facilitating sustainable solutions

email.....enquiries@wetenhallassociates.co.uk

web...www.wetenhallassociates.co.uk

phone 01392 681664 fax 01392 669652

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The logo for North Dorset District Council features a stylized 'N' with a green and white pattern. To the right of the 'N', the words 'North Dorset' are written in a grey serif font, and 'DISTRICT COUNCIL' is written in a green sans-serif font below it.

1 Introduction

North Dorset District Council is engaged in developing a new Local Development Framework (LDF) which will replace the current Local Plan. As part of this process, the Planning Policy Panel of the Council held a consultative meeting on July 27th 2005. The meeting was to gather views on the emerging 'core strategy' of the LDF.

Invitees comprised :

- People who had attended previous Focus Group meetings, held to explore particular topics in more detail. (These were people from public, private, voluntary and community sector organisations with an interest in the subject).
- People from North Dorset's four local Community Partnerships (covering Shaftesbury, Sturminster Newton, Gillingham, Blandford).

A total of 45 people attended the meeting, plus attending council officers.

Participants were asked a series of questions about a draft document, comprising a set of strategic aims, with related objectives for each aim. Work was done in small groups, with responses being captured at each table on flipcharts. This report is a compilation of the flipchart material. It has been produced by the independent consultants who facilitated the meeting. To distinguish between our linking commentary and the original material, all our linking comments are in italics.

- Where amended text has been suggested, this is presented with the amended text highlighted in grey like *this*.
- Where new aims or objectives are suggested they are presented in *italic Comic Sans* font and labelled **New**

2 The strategic aims - comments

Participants were asked to look at the seven strategic aims and consider any that they had a really strong view on – whether for or against. They were also asked to briefly explain their view. If people had no particularly strong views either way, they did not comment. They could also suggest new aims, and amendments to the existing ones. The written material from the group work is presented in tabular form on the following pages.

General comments made applicable to all of the text:

- What does 'sustainable' mean in each different situation?
- All statements should entertain the need for local requirements.

Table 1 Strategic Aims

No.	Strategic Aim	For	Against	Suggested amendments / queries
1a	<i>To create sustainable patterns of development</i>	<ul style="list-style-type: none"> ○ Experience of Gillingham is a good example of non sustainable development. Learn the lesson. ○ Sensible 	<ul style="list-style-type: none"> ○ Could read: 'to sustain existing patterns of development' 	<ul style="list-style-type: none"> ○ To create patterns of development that are sustainable in economic and environmental terms. ○ Query: ??? Don't understand 'sustainable' and may include anti-rural policies
1b	<i>To secure/ provide the necessary infrastructure to support a more sustainable economy and make economic and social opportunities accessible to all residents.</i>	<ul style="list-style-type: none"> ○ Sensible 		<ul style="list-style-type: none"> ○ Delete the word 'more' ie something cannot be 'more' sustainable – it is either sustainable or not.
1c	<i>To encourage the use of renewable forms of energy and sustainable construction methods and minimise waste</i>	<ul style="list-style-type: none"> ○ Sensible ○ In the context of global issues, North Dorset should be an exemplar of good practice ○ Encourage development of renewable energy, but not wind farms 		<ul style="list-style-type: none"> ○ To require the use of renewable forms of energy and sustainable construction methods and minimise waste
1d	<i>To protect floodplains and other sensitive areas from development and avoid pollution</i>	<ul style="list-style-type: none"> ○ Protect future people ○ Sensible 		

No.	Strategic Aim	For	Against	Suggested amendments / queries
2a	<i>To support development that respects the history and character of individual settlements</i>	<ul style="list-style-type: none"> ○ Respect area but not as a museum – living, developing and adapting. ○ Support this, but does not preclude development ○ Love it! Essential to sympathetic development – underpins the whole strategy! ○ Sensible, but not copy cat ○ Local heritage valued 		<ul style="list-style-type: none"> ○ To support appropriate development that respects the history and character of individual settlements ○ To support development that respects the history and character of individual settlements without precluding the development sustainable communities need.
3a	<i>To ensure the conservation and enhancement of North Dorset's diverse and distinctive natural, historic, architectural and landscape quality, particularly areas of national or international significance.</i>	<ul style="list-style-type: none"> ○ Local heritage valued (x2) ○ International significance ○ Conservation and protection, not equal to petrification 		
4a	<i>To encourage the growth of new businesses and retention and growth of existing businesses that will contribute to a higher skilled economy</i>	<ul style="list-style-type: none"> ○ Vital. Retain and generate employment locally – future balanced communities ○ Sine qua non of sustainable development ○ A dynamic rate of local agriculture, horticulture and 'horsy culture' development ○ Vital 		

No.	Strategic Aim	For	Against	Suggested amendments / queries
4b	<i>To promote the sustainable local production of high quality produce and to increase its consumption locally</i>	<ul style="list-style-type: none"> ○ To include farming ○ Insufficient emphasis on farming 	<ul style="list-style-type: none"> ○ Doesn't make sense 	<ul style="list-style-type: none"> ○ To promote the local production of high quality produce, to increase its consumption locally [<i>sustainable</i> deleted].
4c	<i>To support the promotion of tourism that is economically and environmentally sustainable</i>	<ul style="list-style-type: none"> ○ Lifeblood of economic growth ○ Use the Olympics to help achieve what we need and require 		<ul style="list-style-type: none"> ○ To support the promotion of tourism that is environmentally sustainable. [<i>economically</i> deleted].
5a	<i>To provide a mixture of housing which strengthens local distinctiveness, meets local needs and is in sufficient quantities and suitable locations to support the development of strong, sustainable local communities.</i>	<ul style="list-style-type: none"> ○ Affordable housing is very important ○ Strongly support need for affordable housing ○ A higher percentage of affordable accommodation across the economic spectrum 		<ul style="list-style-type: none"> ○ To provide a mixture of housing which strengthens local distinctiveness, meets local needs and is in sufficient quantities and suitable locations to ensure [<i>delete support</i>] the development of strong, sustainable local communities.
6a	<i>To support access by all to opportunities for lifelong learning and development of skills that are valued by the community and employers, will contribute to a high skill economy and will help individuals to achieve their full potential</i>	<ul style="list-style-type: none"> ○ We support it but question economic return ○ To maintain / enhance skills eg to avoid future deficit versus other areas ○ We have a lack of skills in North Dorset and our older population lacks stimulus 		<ul style="list-style-type: none"> ○ To support, encourage and facilitate access by all to opportunities for lifelong learning and development of skills that are valued by the community and employers, will contribute to a high skill economy and will help individuals to achieve and maintain their full potential

No.	Strategic Aim	For	Against	Suggested amendments / queries
7a	<i>To enable the forging of strong, inclusive and safe communities.</i>	<ul style="list-style-type: none"> ○ A better economic balance 		
7b	<i>To reduce social exclusion by encouraging the provision and maintenance and improved access to, housing, well paid employment, community health, leisure and cultural facilities.</i>	<ul style="list-style-type: none"> ○ Difficult to achieve 		<ul style="list-style-type: none"> ○ To reduce social exclusion by encouraging and facilitating the provision and maintenance and improved access to, housing, well paid employment, community health, leisure and cultural facilities. ○ To give all local people opportunities for a full and active life by improving access to housing, well paid employment, health, leisure and cultural facilities.
New	<i>To produce an integrated transport policy</i>			
New	<i>To take full account of existing policies, along with evidence of progress to date, as a baseline for any emerging strategy</i>			
New	<i>Transport: strategic route planning. Both rail and road.</i>			
New	<i>Generate legislation to enable local planning authority, in conjunction with local communities, to decide whether housing is appropriate to local need.</i>			

3 The objectives - comments

As before, participants were asked to look at draft list of objectives, grouped under five headings : Housing, environment, economy and shopping, living, travelling. They came up with amendments, general comments and new objectives.

Table 2 Objectives

No.	Objective- Housing / Strategy	For	Against	Suggested amendments / queries
HS1	<i>To promote more sustainable forms of building</i>			<ul style="list-style-type: none"> ○ What does 'sustainable' mean? Definition required each time the term is used. ○ To require more sustainable forms of building. ○ Use alternative instead of 'more sustainable'
HS2	<i>To secure the infrastructure required to enable a sustainable community to develop</i>			<ul style="list-style-type: none"> ○ To secure the infrastructure required to enable a vibrant and balanced community to develop ○ Does it [<i>sustainable development</i>] have different meanings in each context?
HS3	<i>To promote development of previously developed (brownfield) land and make best use of land available.</i>		<ul style="list-style-type: none"> ○ We disagree; new building should enhance the local built environment ○ Definition incomplete: not all brownfield sites are suitable for development 	<ul style="list-style-type: none"> ○ To promote appropriate development of previously developed (brownfield) land and make best use of land available, without sacrificing local character.

HS4	<i>To consider specific housing needs of all different sectors of the community</i>			<ul style="list-style-type: none"> ○ To consider specific housing needs of all different sectors of the community, concentrating on specific requirements as identified by communities themselves. ○ To account for or determine specific housing needs of all different sectors of the community ○ To consider specific housing needs of all different sectors of the community, in line with future demographic changes
HS5	<i>To consider the amount and type of affordable housing required and means of provision</i>			<ul style="list-style-type: none"> ○ To ensure the amount and type of affordable housing required and means of provision. ○ To account for or determine the amount and type of affordable housing required and means of provision
HS6	<i>To consider the location of development and the needs of rural areas</i>		Object to this unclear	<ul style="list-style-type: none"> ○ North Dorset should be considered to be a wholly rural area. ○ To account for the needs of rural areas in the location of development ○ Dedicated industrial areas which compatible with the needs of rural areas ○ To require location of development to meet needs of rural as opposed to urban areas
HS7	<i>To understand the housing market and local needs (including those of gypsies and travelers) and plan to meet these needs.</i>		Identify true need	<ul style="list-style-type: none"> ○ We feel inclusion of the words gypsies and travellers is discriminatory and non-inclusive. Equal opportunities; (delete 'including those of gypsies and travellers). ○ Gypsies / travellers – transient therefore not local
HS8	<i>To provide for sufficient housing to meet the needs of the area.</i>			<ul style="list-style-type: none"> ○ To provide for sufficient housing to meet the needs of the local area. ○ To provide for sufficient housing to meet the needs of the area, as defined by local (lowest level definition) community.
New	<i>To reduce housing density targets where justified by local character</i>			

No.	Objective- Environment	For	Against	Suggested amendments / queries
ENV1	To locate development in ways to minimise impact on environment (ie protect air quality / night skies / floodplains / minimise loss of greenfields / minimise car parking / avoid pollution etc).			<ul style="list-style-type: none"> ○ Delete 'minimise car parking' (x 2) ○ How do you 'minimise car parking' in a rural area? Especially if encouraging tourism. ○minimise <u>the need for</u>. ○ Add 'skylines' You can't minimise car parking without minimising cars and increasing public transport.
ENV5	To plan to help meet Dorset renewable energy targets.			<ul style="list-style-type: none"> ○ 'To plan to help' should be worded more strongly. Eg Plan to meet Dorset renewable energy targets. ○ To meet Dorset renewable energy targets ○ To plan to help meet Dorset renewable energy targets by appropriate means ○ Enforce all new builds to include solar panels at least

No.	Objective- Economy & Shopping	For	Against	Suggested amendments / queries
EC1	To encourage the development of high quality tourism focussing on "hidden Dorset".			<ul style="list-style-type: none"> o 'Development' and 'hidden Dorset' mutually incompatible o EC1,3,5,6 : how to achieve ?
EC4	To provide suitable land and associated facilities for new/expanding business in sustainable locations.			<ul style="list-style-type: none"> o To provide suitable land and associated facilities for new/expanding business in appropriate locations. [delete sustainable]
EC6	To encourage the development of market towns with "niche" markets (not clone towns).			<ul style="list-style-type: none"> o Dislike assumptions. Suggest amending to : To encourage the development of market towns. (x 2) o To encourage the development of existing market towns with "niche" markets (not clone towns).
EC7	To realise the opportunities the area has to offer and make the most of them (eg Olympics 2012).			<ul style="list-style-type: none"> o Delete. Too specific / time-limited
EC8	provide adequate parking to serve the needs of the towns (eg visitors, shoppers, employees, disabled.)			<ul style="list-style-type: none"> o Add residents' o Consider how this matches ENV1 which talks of minimising car parking.
New	<i>Agriculture: preservation of rural Dorset depends on farmers and farming and must be supported strongly</i>			

No.	Objective- Living	For	Against	Suggested amendments / queries
LV1	<i>To foster the development of inclusive communities</i>			<ul style="list-style-type: none"> ○ Need to provide suitable meeting facilities where none exist at present
LV5	<i>To provide for multi-purpose facilities</i>			<ul style="list-style-type: none"> ○ Delete – no meaning ○ Better definition of this phrase
LV6	<i>To provide for adequate health / care facilities.</i>			<ul style="list-style-type: none"> ○ How to provide?
New	<i>Use the ability to sort out own SPG's to provide parking in our towns.</i>			
New	<i>To provide for adequate and diverse social facilities.</i>			

No.	Objective- Travelling	For strongly	Against strongly	Suggested amendments / queries
TR1	To locate development in ways to minimise need to travel by private car			<ul style="list-style-type: none"> To locate development in ways to minimise need to travel <i>[delete 'by private car']</i>
TR2	To promote strategic routes to improve accessibility			<ul style="list-style-type: none"> To promote major <i>[delete strategic]</i> routes to improve accessibility Need a north / south trunk road Consider short by-passes to by pass smaller settlements
TR3	To consider alternative forms of public transport / green travel plans etc			<ul style="list-style-type: none"> To consider alternative forms of public transport / green travel plans etc and proper coordination of existing providers.
TR4	To encourage developer funding of public transport facilities.			<ul style="list-style-type: none"> Not practical. Revenue versus capital. OK for capital. Is this enough?
TR5	To promote traffic calming / safe environment within developments.			<ul style="list-style-type: none"> To promote traffic calming / safe environment within developments and county roads and green lanes
TR6	To provide minimal levels of car parking where alternative transport available			<ul style="list-style-type: none"> Delete in toto To provide minimal levels of car parking where alternative adequate transport available.

4 Issues arising

There was a brief plenary discussion. Much of this was replying to questions of clarification. The following points were recorded as being of note:

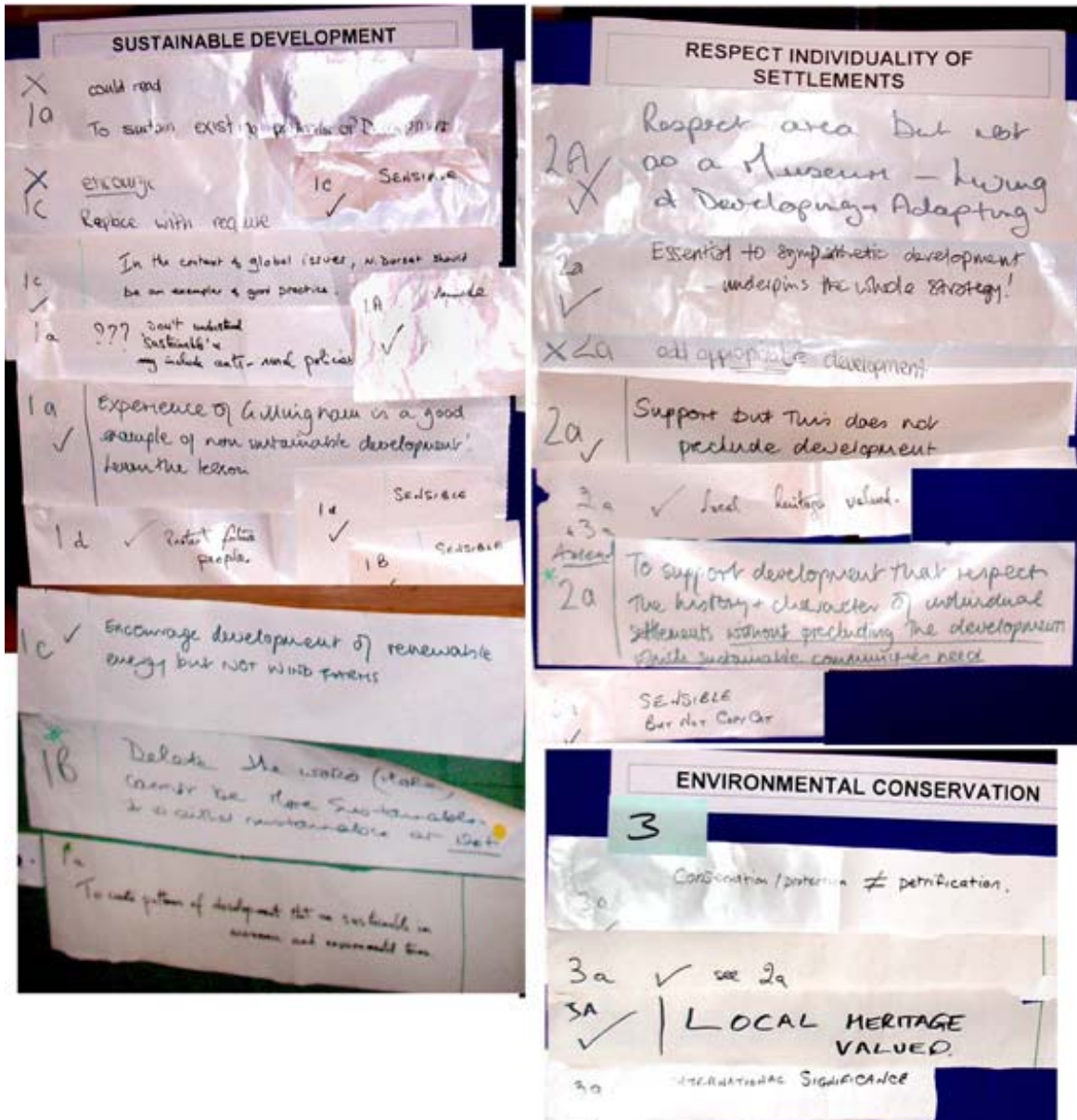
- Ensure that relative levels of priority and urgency are made clear in the 'plan'.
- Beware the word 'consider'. It may be better to use 'take account of'.

5 Appendix Photo Record

Documents are recorded as presented and only rearranged in order to reduce the image size.

5.1 Images Strategic Aims

Sustainable Development, Settlements & Environmental Conservation



Economic Growth, Housing Needs, Learning & Additional suggested Strategic Aims

ECONOMIC GROWTH

4

4a Sine qua non of sustainable development
a dynamic role of

4 d. To promote local agriculture, industrial
and 'know-culture' development.

4b To promote the local production of high quality
products, to increase its consumption locally, and to
Delate Economically of
work

4c To include farming

4b INSUFFICIENT EMPHASIS ON FARMING.

4b doesn't make sense!

4 ✓ VITAL. Retain genuine employment health-
fitness related
communities

4c Life Blood of Economic Growth 4a VITAL

MEETING HOUSING NEEDS

5

5 ✓ Affordable housing very important.

5a ✓ Strongly support need for
affordable housing

5a ✓ A high % of affordable accommodation across the economic
pattern

6a ✓ We support it but greater economic action

5a ... and will continue to ENSURE the development of strong ...

LIFE LONG LEARNING

6a ✓ to maintain / enhance skills - eg to avoid future deficits in
other areas.

6a ✓ We have a lack of skills in N. Dorset
+ our older population needs stimulation.

6a ... to achieve and maintain
their full potential

6a To support, encourage, and facilitate opportunities ...

Strategic Aims Additions

8 To produce an integrated transport policy

4c use the Olympics to help achieve what we
Need & require

Strategy Strategic route planning both rail & road

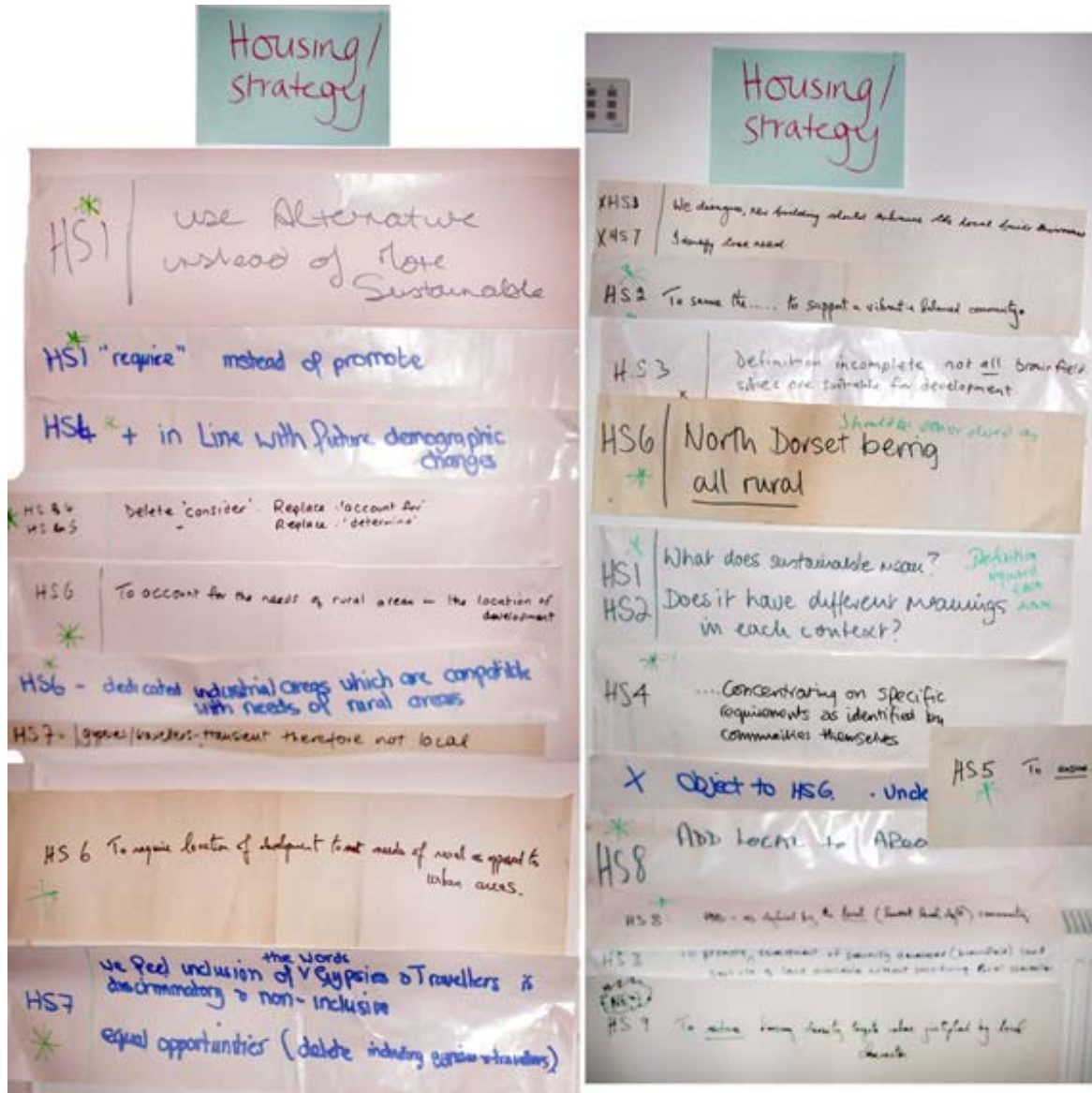
ADDITIONAL STRATEGIC AIMS

To take full account of existing policies, along with evidence of progress to date, as a baseline for any emerging strategy

5.2 provide legions to cross work (partly)
part in the urban local authority to create
urban housing as appropriate to a local
level

5.2 Images Objectives

Housing



Environment & Economy/Shopping

Environment

XENS | Enforce ALL NEW BUILDINGS TO INCLUDE SMALL PARKS AT LEAST

ENV 1 | How do you "Minimise" parking in a rural area? ... esp if encourage tourism

ENV 1 | Take out 'unnecessary' Car Parking

ENV 1 | add 'skylines'

ENV 1 | can't minimise car parking without minimising cars + increasing public transport (see also EC6)

ENV 1 | To provide

ENV 1 | - minimise the need for ...

ENV 5 | + 'by appropriate means'

ENV 1 | Delete 'unnecessary parking'

ENV 5 | To not 'dumb' light

ENV 5 | 'To plan to help' should be worded more strongly

ENV 5 | 'plan to meet'

Economy / shopping

EC 6 | Positive assumptions - Delete 'distance beyond town'

EC 1 | "Development" and "Hidden Dorset" mutually incompatible.

EC 1,3,5,6 | How? To Achieve.

EC 6 | Add 'Existing' market towns

EC 6 | End statement with 'market towns'

EC 7 | Delete - Eco specific / time-limited

EC 4 | Add suitable and appropriate.

EC 8 | disabled, residents)

Agriculture: preservation of rural Dorset depend on farmers + farming and must be supported strongly.

(Additional)

Living, Travelling & Miscellaneous

Living

- * LIV | ADD the ability to ~~sell~~ own SPG's to provide parking in our towns
- X LIV 6 | A How To provide
- X LIV 1 | NEED to provide suitable meeting facilities WHERE NONE EXIST AT PRESENT
- LIV 7 | To provide for adequate ^{+ diverse} social facilities
- LIV 5 * | Better definition of this phrase.
- * DELETE LIV 5 - no meaning
- 7b. ^{Reward}
* | Give all local people opportunities for a full & active life by improving access to housing, well paid employment, health, leisure & cultural facilities.

Travelling

- TR 6 ~~X~~ | Delete in toto
- TR 5 * | ADD "....and country roads and 'green links'"
- X TR 2 | NEED a NORTH/SOUTH TRUNK ROAD
CONSIDER SHORT BT. PASSES
TO BY PASS SMALL SETTLEMENTS
- TR 2 * | DELETE "static"
REPLACE with "major"
- TR 3 * | add "and proper coordination of existing providers."
- TR 4 X | NOT PRACTICAL - ~~some~~ ^{OK for capital} ~~of capital~~ ^{7/24/10}
- TR 1 * | DELETE by 'pound on'
- TR 6 * | where alternative adequate transport

Miscellaneous

- ADDED COMMENT | What does "sustainable" mean in each different situation?
- * ADDED COMMENT | All statements should entertain the need for local requirements