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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	Andrea	
Last Name	Jenkins	
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

As a layman I am not able to give alternative figures, however the Annual Monitoring Report for 2017 shows a population growth of approx.. 351 for 2015/16. These will not all be adults so a much smaller number of houses is required. In addition, More people died than were born which suggests some existing housing is made available in this way.

It is not clear if houses planned but not built by developers yet has been taken into account, let alone those built and not yet sold.

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

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

This crude, 360 degree compass based, circle drawn around the town outside the settlement boundary which are long-standing Parish Council boundaries and the Designated Neighbourhood Plan Area, as the Area of Search for new building is a non-starter for Shaftesbury.

Shaftesbury is a unique hilltop town with unparalleled views of countryside merging into town and beyond. This will be threatened by any development going beyond the existing town boundaries and have a detrimental impact upon the economy, tourism and well-being of inhabitants in Shaftesbury.

There needs to be a green belt which prevents Gillingham, Motcombe and Shaftesbury becoming one large conurbation.

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

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

This box does not work.

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.

- This form is difficult to access, understand and complete so I feel consultation is not welcome, several people have told me that there are technical problems with completing it. Surely an online form should be available to be directly submitted from the website rather than this requirement to email it? It is a legal requirement that you provide universal access to the form.

The timescale of the consultation is too brief and poorly timed over Christmas and New Year.

The assumption of specialist knowledge is not appropriate and requires extensive research which is an unrealistic expectation for the public. e.g. AMR and Sustainability Appraisal. The Document and Response form to not adhere to the Plain English policy. (<https://www.gov.uk/guidance/content-design/writing-for-gov-uk>)

- The Sustainability Appraisal seems to have been largely ignored
- Health and Well-being (e.g. walkers, dog walkers, cyclists, the needs of children and teenagers) have been ignored. If the settlement area is extended as suggested then Shaftesbury's population will increasingly have to drive to find public open spaces and footpaths, thus polluting our precious environment. With an underfunded, struggling NHS it is vital that people have immediate access to open spaces to exercise and stay healthy.
- Wildlife, particularly wildlife corridors, and Shaftesbury's natural richness has been ignored. Brinscombe Lane and the fields between the A350 and Frenchmill Lane (Section D) are organic grazing and are host to a diverse range of meadow plants, including rare orchids, and wildlife – ranging from rare solitary bees to birds of prey, woodpeckers and jays.
- Some land already acquired for development in Shaftesbury has not been developed and this has been ignored.

Brown field sites in Shaftesbury have not been acknowledged in the review.

- Some developments which have taken place in Shaftesbury have not provided the promised amenities or infrastructure and this has been ignored. Eg, primary school, open spaces, tree planting, local shops (not a funeral directors!). There are already problems in Lower Blandford Rd with excess sewage bubbling up from the Salisbury Rd developments. These have been reported but not resolved.

Why is Shaftesbury expected to take the lion's share of any housing development? This distinctive, small historic town should remain just that and not become another urban sprawl.

Making Sense of These Numbers

Town	2011-2017	% contribution	2018-2022	% contribution	Burden to 2022
Blandford	309	24%	504	34%	29.5%
Gillingham	52	4%	233	16%	10.3%
Shaftesbury	644	50%	401	27%	37.9%
Sturminster Newton	29	2.2%	71	4.8%	3.6%
Stalbridge & Villages	252	19.6%	264	17.9%	18.7%
TOTALS	1286	99.8% (rounding)	1473	99.7% (rounding)	100%

We need to ensure PROPER consultation takes place with all local people to see what the Shaftesbury community actually needs and wants. This Review has not been publicised to the people of North Dorset effectively and is too important to be quietly pushed through. Local meetings and exhibitions of the Review were very poorly publicised.

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: Andrea Jenkins

Date: 19 January 2018

If submitting the form electronically, no signature is required.

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