

For office use only

Batch number: _____

Received: _____

Representor ID # _____

Ack: _____

Representation # _____

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	Dave	
Last Name	Ogborne	
Job Title(where	Planning Liaison Manager	
Organisation (where relevant)	Wessex Water	
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

Wessex Water (WW) provide water supply and wastewater services across North Dorset District Council area. Priorities for extending our services to accommodate growth are based upon adopted Local Plans, Supplementary Planning Documents and monitoring reports. WW invite early consultation on development options to consider any potential constraints to our services and viability issues. Where improvements to our services are required development should not precede necessary upgrades.

We have no comments to make on the overall housing need figure for North Dorset but will raise concern as appropriate where the number of new homes in specific areas will impact upon Wessex Water's levels of service and environmental obligations.

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

Wessex Water has indicated issues with groundwater inundation causing sewer flood risk within the Tarrant Crawford sewerage catchment from Blandford St Mary south to Sturminster Marshall. Areas of search E & F fall within this high risk sewerage catchment. These sites must be subjected to the NPPF sequential tests in consultation with Wessex Water and the LLFA. Constraints to servicing developments in these areas of search are provided in our Appendix A.

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Please see our Appendix A

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 see our Appendix A.

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 see our Appendix A

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

The area of search for location B includes areas close to the existing sewage works. Wessex Water objects to development in these areas where odour emissions will cause a statutory nuisance. Allocations should be directed outside of buffer zones to meet NPPF requirements

17. What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

Please see our Appendix A

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 see our Appendix A

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 Appendix A below

Wessex Water Appendix A

North Dorset Local Plan Review		Sensitivity testing based upon indicative numbers	Sensitivity testing based upon indicative numbers	Sensitivity testing based upon indicative numbers	Sensitivity testing based upon indicative numbers	
Site Locations	Areas of Search	100 Dwellings	100 Dwellings	250 Dwellings	250 Dwellings	Cumulative Comments
POC = point of connection to services		Water	Waste	Water	Waste	
FW = Foul Water						
Blandford	A	Possible boosting from local mains	POC to local 150mm dia FW sewer at A350 roundabout junc Shaftesbury Lane	POC at 150mm dia Salisbury Road.	POC at 225mm dia Salisbury Road at the south.	
Blandford	B	POC from local 150mm dia distribution main Black Lane	POC to local 250/300mm dia sewer within site boundary. Ex sewers with easements apply	POC at 150mm dia Salisbury Road. May require network reinforcement	POC to local 250/300mm dia sewer within site boundary. Ex sewers with easements apply	
Blandford	E	Existing main runs across site. Statutory easements apply. Connection from local mains can be provided	This location falls within areas identified at high risk of sewer flooding by groundwater inundation. WW objection to allocating these sites without an agreed management strategy. Potential for extensive mitigation measures to reduce sewer flooding. Off site POC to 450mm dia FW sewer at north	Existing main runs across site. Statutory easements apply. Connection from local mains can be provided	This location falls within areas identified at high risk of sewer flooding by groundwater inundation. WW objection to allocating these sites without an agreed groundwater management strategy. Potential for extensive mitigation measures to reduce sewer flooding. Off site POC to 450mm dia FW sewer at north	
Blandford	F	POC from local 180mm dia distribution main Dorchester Hill	This location falls within areas identified at high risk of sewer flooding by groundwater inundation. WW objection to allocating these sites without an agreed groundwater management strategy. There are significant downstream constraints affecting capacity improvements. Capacity improvements will be very disruptive, located within environmentally sensitive areas. Potential for extensive mitigation measures to reduce sewer flooding. Off site POC to new or upgraded pumping station at Bournemouth Road	POC from local 180mm dia distribution main Dorchester Hill	This location falls within areas identified at high risk of sewer flooding by groundwater inundation. WW objection to allocating these sites without an agreed groundwater management strategy. There are significant downstream constraints affecting capacity improvements. Capacity improvements will be very disruptive, located within environmentally sensitive areas. Potential for extensive mitigation measures to reduce sewer flooding. Off site POC to new or upgraded pumping station at Bournemouth Road	
Blandford	J	No local mains available. Off site connecting main required to serve new development proposal. POC to be confirmed from capacity appraisal	No local sewers available. High probability for off site pumped connection to Blandford Heights SPS	No local mains available. Off site connecting main required to serve new development proposal. POC to be confirmed from capacity appraisal	No local sewers available. High probability for Off site pumped connection to Blandford Heights SPS	Cumulative developments greater than 250 units will need appraisal work to confirm strategic requirements. All sites drain to Tarrant Crawford STW
Gillingham	B	Local connection required with network reinforcement subject to capacity appraisal	Limited capacity available in local sewers. Local POC to be agreed with mitigation scheme	Local connection required with network reinforcement subject to capacity appraisal	Limited capacity available in local sewers. Local POC to be agreed with capacity appraisal to confirm off site network reinforcement.	
Gillingham	D	Limited capacity in local mains available. Potential to provide capacity within allocated sites and off site reinforcement schemes.	Limited capacity in local sewers available. Potential to provide capacity within allocated sites and off site reinforcement.	Limited capacity in local mains available. Potential to provide capacity within allocated sites and off site reinforcement schemes.	Limited capacity in local sewers available. Potential to provide capacity within allocated sites and off site reinforcement.	
Gillingham	H	Supply connections available at the southern boundary subject to a capacity appraisal to confirm the scope of network improvements	Local foul connections available at the southern boundary. POC to be agreed with mitigation scheme	Supply connections available at the southern boundary subject to a capacity appraisal to confirm the scope of network improvements	Local foul connection available at the southern boundary of the site with capacity appraisal to confirm the scope of network improvements.	Cumulative developments greater than 250 units will need appraisal work to confirm strategic requirements. All sites drain to Gillingham STW

North Dorset Local Plan Review	Areas of Search	Sensitivity testing based upon indicative numbers	Sensitivity testing based upon indicative numbers	Sensitivity testing based upon indicative numbers	Sensitivity testing based upon indicative numbers	Cumulative Comments
Site Locations		100 Dwellings Water	100 Dwellings Waste	250 Dwellings Water	250 Dwellings Waste	
POC = point of connection to services						
FW = Foul Water						
Shaftesbury	A	POC from local distribution mains with nominal off site reinforcement. Existing mains cross the site, statutory easements apply.	POC at southern boundary to The Maltings SPS. Subject to capacity upgrade	POC from local distribution mains with nominal off site reinforcement. Existing mains cross the site, statutory easements apply.	POC at southern boundary to The Maltings SPS. Subject to capacity upgrade	
Shaftesbury	B	POC from local distribution mains with nominal off site reinforcement. Existing mains cross the site, statutory easements apply.	POC at northern boundary to The Maltings SPS. Subject to capacity upgrade	POC from local distribution mains with nominal off site reinforcement. Existing mains cross the site, statutory easements apply.	POC at northern boundary to The Maltings SPS. Subject to capacity upgrade	
Shaftesbury	D	Limited capacity in local mains available. POC from local mains with off site network reinforcement	POC at Brinscombe Lane - 375mm dia sewer. Existing sewers cross the site, statutory easements apply.	Limited capacity in local mains available. Off site connecting mains required with network reinforcement	POC at Brinscombe Lane - 375mm dia sewer. Existing sewers cross the site, statutory easements apply.	Cumulative developments greater than 250 units will need appraisal work to confirm strategic requirements. All sites drain to Shaftesbury STW
Sturminster Newton	A	POC from local distribution mains	POC to Field Close SPS with capacity upgrade	POC from local mains with capacity appraisal to confirm scope for off site network reinforcement	POC to Honeymead Lane with downstream network reinforcement to 225mm dia sewer	
Sturminster Newton	B	POC to local distribution mains in Manston road with network reinforcement	Area of search for this allocation includes areas close to the existing sewage works. Wessex Water objects to development in these areas where odour emissions will cause a statutory nuisance. Allocations should be directed outside of buffer zones to meet NPPF requirements. POC needs to be agreed and appraised	POC to local distribution mains in Manston road with extensive network reinforcement to existing distribution system	Area of search for this allocation includes areas close to the existing sewage works. Wessex Water objects to development in these areas where odour emissions will cause a statutory nuisance. Allocations should be directed outside of buffer zones to meet NPPF requirements. POC needs to be agreed and appraised with a high probability for a long off site connecting sewer in preference to downstream upsizing	Cumulative developments greater than 250 units will need appraisal work to confirm strategic requirements. Sites drain to Sturminster Newton STW
Stalbridge	A	Limited capacity available at the north for this area. POC available at southeastern boundary to larger mains.	Existing sewers cross the site, statutory easements apply. Diversion works not acceptable. POC gravitating eastwards to off site connection to 300mm dia sewer	A development of this scale will require significant and disruptive network reinforcement. Off site connecting mains required from southeastern locations in Station Road.	Existing sewers cross the site, statutory easements apply. Diversion works not acceptable. POC gravitating eastwards to off site connection to 300mm dia sewer	
Stalbridge	B	POC to local mains in Station Road. Local connections may be available for southern locations in Lower Road with nominal reinforcement.	POC to local sewers draining southwards	POC to local mains in Station Road. Long off site connecting mains required for larger scale sites.	POC to trunk sewer adjacent old railway line. Existing sewer networks converge to Stalbridge SPS, statutory easements apply. Diverting sewers subject to technical appraisal.	
Stalbridge	C	Limited capacity available from local mains. Network reinforcement required	Long off site connecting sewer to north. A pumped connection may be required. Local connections available for small scale development.	Limited capacity available from local mains. Network reinforcement required	Long off site connecting sewer to north. A pumped connection may be required.	
Stalbridge	D	Local connections from distribution mains available. Existing mains run across the site, statutory easements apply. Diversion works necessary	POC to Grosvenor Road with network reinforcement.	Local connections from distribution mains available. Existing mains run across the site, statutory easements apply. Diversion works necessary	POC requires capacity appraisal with network reinforcement scheme	Cumulative developments greater than 250 units will need appraisal work to confirm strategic requirements. All sites drain to Marnhull Common STW

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

Yes

No

Signature: Dave Ogborne

Date: 22/01/2018

If submitting the form electronically, no signature is required.

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