

Persimmon Homes South Coast Representation on North Dorset Local Plan Review Issues & Options Consultation

Persimmon Homes South Coast welcomes the opportunity to comment on the North Dorset Local Plan Review Issues & Options Consultation November 2017.

Persimmon Homes South Coast operates across the Western half of Dorset, which includes all of North Dorset. The Office has previously built out allocations in Blandford Forum and Shaftesbury, and currently has land interests in both Gillingham and Shaftesbury.

This representation is made up of following section:

- SECTION 1 – General Representation, which follows the questions set out in the consultation response form.
- SECTION 2 – Site specific representation relating to Bay Road, Gillingham
- SECTION 3 – Site specific representation relating to Land South of A30, Shaftesbury

The following Appendices have also been provided to support this submission:

- APPENDIX 1 : Completed Response Form
- APPENDIX 2 : Updated Windyridge Farm Masterplan (Richards Urban Design, 2018)
- APPENDIX 3 : Updated Ecological Report (Lindsay Carrington Ecological Services, 2018)
- APPENDIX 4 : Updated Issues and Constraints Plan (Richards Urban Design, 2018)
- APPENDIX 5 : Employment Needs Review (Chapman Lily, 2018)
- APPENDIX 6 : Comparative highways assessment of development options (PFA Consulting, 2018)
- APPENDIX 7 : Public exhibition boards (Persimmon Homes, 2018)

SECTION 1 – General Representation

This section sets out the Company's overarching responses to the Issues & Options Consultation. It follows the format of the response form, which for completeness is attached in Appendix 1.

Plan Length

Paragraph 1.6 refers to the proposed length of the Plan period being 2013-2033 to reflect the evidence base. However, this would only extend the plan period (beyond the current adopted Local Plan) by two years. Given that this Local Plan Review is unlikely to be adopted before late 2019 that would give the Plan less than the 15 year time horizon recommended in the NPPF.

To provide long term planning security, the Council should seek to plan for a period up to 2036, and potentially beyond. The evidence base should be updated to support this longer plan period, rather than use an existing evidence base to justify a plan period that is too short. The Plan runs the risk of being found unsound if it does not adequately plan for the real needs of the District over a suitable time period.

Housing

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.

NO – It is welcomed that North Dorset are accepting that the standardised methodology approach is the most suitable for the District and are planning to meet this higher figure through the Local Plan Review. However, one extremely important element which has not been mentioned is the housing needs of neighbouring Authorities.

Although paragraphs 1.8-1.12 talk about how "ongoing engagement" there is no detail about how this is being accounted for in practice. Whilst it is acknowledged that there are constraints within North Dorset, the Council should consider whether there are opportunities to address unmet need from some of its neighbouring Authorities. There are significant housing pressures in East Dorset and the wider Bournemouth conurbation in particular, which should be considered.

It is noticeable that the Sustainability Appraisal (SA) covers three housing growth scenarios, and none of these account for accommodating the needs of constrained neighbouring Authorities. It is acknowledged that many of the neighbouring Authorities are at similar stages of Plan making, and so have yet to demonstrate any "unmet need", but the Issues & Options should make reference to this potential eventuality at the very least.

Employment

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

NO - The Workplace Strategy (2016) shows that there is a significant oversupply of allocated/planned employment floorspace across Dorset. This is even more extreme in the functional economic area in Eastern Dorset, where even against the ambitious "step change scenario" plus a 20% buffer for flexibility, there is a planned oversupply of between 53ha and 110ha. In light of this it seems unrealistic to assume that further employment land is required, or will be deliverable, in the Plan period.

However, it should be noted that Blandford Forum is arguably the best connected of the four main towns in North Dorset, and has easy and quick links to the wider employment networks around the Poole/Bournemouth conurbation. If evidence shows that this is an area where businesses want to be, then the Local Authority should consider re-allocating some of the existing employment floorspace from less desirable/viable parts of the District.

Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

NO – Following on from the above there appears to be little justification in increasing the amount of employment floorspace allocated in the District. Conversely, and reflecting the increasing needs for housing, it is recommended that the Council review all existing employment allocations in full to see whether any of these would be more suitable for alternative uses. This approach would help the Council make best use of all available land within the District, and would stop the reallocation of sites for unviable uses.

The NPPF (para 22) states that: "Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed." It does not appear that any of the employment allocations from the last Local Plan have been reviewed in preparation of this Issues & Options paper, which is contrary to the wording of the NPPF, potentially leading to an unsound Plan.

The Company believes that a review of existing allocations will demonstrate that the Land South of the A30 in Shaftesbury is no longer suited for its existing allocation, and would be better re-allocated for alternative uses, including houses. Further commentary on the Company's thoughts on the Land South of the A30 in Shaftesbury is set out in Section 3 and supporting Appendices.

Spatial Strategy

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?

The Company has concerns about the suitability of Stalbridge to accommodate strategic level growth. The settlement is far smaller than the other four “main towns” and does not have a Secondary School nor a Community Leisure Facility. The lack of facilities in the settlement will inevitably lead to pressure on nearby settlements of Yeovil, Sherborne and Sturminster Newton. There will also be a resultant increase in the reliance on car movements for basic day-to-day needs, and the ability of the surrounding Highway network to cope with this extra traffic will need to be considered.

Given that Sturminster Newton was given a growth target of 395 homes in the last Local Plan, if Stalbridge is taken forward as a location for growth in the emerging Plan, its growth target should be no more than 200 units.

Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.

Focusing development on the four main towns within the District is the most logical option, given that these areas already have a supply of existing facilities such as employment areas, schools, shops and community facilities. Whilst such facilities may need expanding or improving, this is often easier (and most cost effective) to do, than to build new facilities.

However, there are concerns with looking for major growth in the smaller locations such as Stalbridge and the other larger villages in the District, who do not have the same level of facilities and are less well connected to major urban areas.

Blandford (Forum & St Mary)

Do you agree with the conclusions regarding the areas of search identified at Blandford?

The assessment of the options at Blandford seems to be logical, although area K (a dismissed area) seems to have less constraints than area A, which has been included.

Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Topography needs to be considered in relation to some of the options, as this may reduce the amount of land that is actually developable.

Whilst the Council seem to have identified all the potential issues as part of the assessment process, they have not identified any of the potential benefits which could come from the delivery of units in certain locations. Highlighting the positives of locations would help better identify the best locations for future growth. This comment is equally applicable to all of the settlements.

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

No comments.

Gillingham

Do you agree with the conclusions regarding the areas of search identified at Gillingham?

The assessment of the options at Gillingham appears to be logical. Area H should be broken up to clearly define which areas are considered developable and which are not (Wyke Conservation Area).

Further information on options around Gillingham are discussed in Section 2 of this representation.

Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Sustainability, and the proximity to services and the Town Centre should form part of the assessment, as it does at Blandford. Areas D, H and I are all some distance from the town centre, and are removed from a range of services.

Area D is also only likely to form a logical extension to the town following the delivery of the Southern Gillingham extension. The problems in delivering the already allocated numbers at Gillingham continue, and so the deliverability of further growth (and more housing numbers) in this direction must be carefully considered.

Further information is included in Section 2.

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

The Neighbourhood Plan group have identified a requirement for additional public open space, and this should be considered as part of any planned growth.

Shaftesbury

Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

The topography around Shaftesbury is particularly challenging, which is why the town has grown eastwards in recent years. It is for these reasons that Areas D and I must be questioned as suitable options.

Area D is, for the most part, extremely sloped, with only a very small section of level ground (mentioned in the text). The Plan accompanying the Document should be clear on which areas are actually considered suitable for new housing, and the potential capacity this could yield.

Area I has been identified as a suitable area, but the supporting text confirms that this does not extend beyond the currently allocated site at Littledown. Persimmon Homes agree that the remaining part of this area is unsuitable for strategic growth given landscape constraints. Given that the Council have confirmed that the majority of this area is not suitable for consideration, then this should be made clear on the Plan, and the wider area should be excluded from the next stage of consideration.

Area J is wholly within the boundary of Wiltshire, and whilst the text confirms this will down to Wiltshire Council to consider, its suitability should be considered in the round with all other options in Shaftesbury. Given the Local Authority boundaries, this option should only be allowed for consideration if there are no other more suitable options within North Dorset. The Council have a Duty to Cooperate with Wiltshire, and so the assessment of the suitability of land around Shaftesbury should be considered in a cooperative fashion, and should not be artificially split due to administrative boundaries.

Area B seems a sensible option for considering additional growth, but this should include the existing employment area south of the A30, which could not only provide a strategic access to a wider area, but is also centrally located within this area of search. Reviewing this allocation would also help overcome the listed constraint in relation to noise and disturbance of potential occupiers. This is discussed in more detail in Section 3.

Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

The land previously allocated for employment uses south of the A30 in Shaftesbury should be reviewed as part of the Local Plan process. The Council has an oversupply of employment floorspace in the District, whilst housing needs continue to increase.

More detail on the justification for the consideration of this site for a reallocation is included in Section 3.

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

There is a short term need for a new Primary School in Shaftesbury, and identifying a potential location for it should be a priority for the Council.

Sturminster Newton

Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

Sturminster Newton is a particularly constrained settlement with limited opportunities for major growth going forward. There are many constraints surrounding Area B, and the supporting text confirms that only a small portion of this area is considered suitable for additional growth. For clarity, the associated Plans should highlight this area, and make it clear that the remainder of this parcel is not being considered.

Any development at Option A should be considered in relation to the potential long term separation of Sturminster Newton and Hinton St Mary to the North.

Most of the growth options on the south side of the River Stour have been ruled out due to their proximity to services in the Town Centre. However, these appear to be a similar distance from the centre of Sturminster Newton as the options to the north of the Town. The A357 is the most strategic highway in the immediate vicinity, providing links to Blandford and the wider sub-region. More consideration should be given to focussing new development and facilities within easy reach of this connecting route.

Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

No comment.

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

No comment.

Stalbridge

Do you agree with the conclusions regarding the areas of search identified at Stalbridge?

As per earlier comments, Persimmon Homes do not consider Stalbridge to have the same sustainability credentials as the other major settlements in

North Dorset, and so it should not be considered as a location for major growth going forward.

The assessment rightly highlights potential highway capacity constraints on all areas of search. Further research on highway capacity, and other infrastructure requirements in the village, should be undertaken before identifying sites for development in Stalbridge.

Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Sites around the major towns in North Dorset were considered “constrained” by their distance from Town Centre services. Clearly all options around Stalbridge should carry the same “constraint” as the village suffers from a lack of major services, most notably a Secondary School.

What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

No comment.

The Villages

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?

The existing Local Plan is considered to put too much emphasis on delivering units in the identified “main” villages across North Dorset, with 825 homes sought over the previously adopted Plan period. Many of these villages are very constrained, including a number within the AONB (Child Okeford, Fontmell Magma, Iwerne Minster, Milton Abbas etc), others without basic services such as a local shop or a school and others well removed from the strategic road network.

Without specifically identifying which of these villages can grow, and how, the Council is in danger of failing to suitably identify where a large proportion of its housing will go in the future. The emerging Plan should not repeat, or worse add too, the principle of assuming a large number of houses can be found in unsustainable locations.

Affordable Housing

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?

No comment.

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?

If the assessment of the four towns is done correctly, and the housing numbers across the District are planned for in a comprehensive manner, there should be no need to rely on affordable exception sites in the main towns. The Council should not need to rely on affordable exception sites to meet either its affordable requirement over the plan period or its overall housing numbers.

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?

No comment.

Self-Build and Custom-Build Housing

Do you consider that the Council should facilitate the provision of self-build housing by any, some, or all of the following options?

Persimmon Homes believes that a combination of all of the options, apart from option c, should be utilised to help deliver self-build and custom-build housing.

The demand mentioned in the supporting text is relatively low, with only 18 people registered on the Council's list of interested parties. This need would, in theory, be met by the delivery of less than one unit per year. To that end, it is not considered necessary to burden major developments with the necessity of delivering serviced plots.

There are a number of practical issues with delivering starter homes as part of wider "traditional" housing schemes, these include:

- Health and safety issues, with self builders not coming under the on-site safety measures of the wider housebuilder;
- Building times, with self builders wanting to work outside of agreed hours of operation. This can also raise security concerns with self-builders working on/adjacent to "closed" building sites;
- Noise/amenity issues, with self build plots often starting later or taking longer to complete which impact on the amenity of new residents who are forced to live next to building work for longer than planned.

Self build exception sites would seem to be the most logical, and simplest, way of delivering these units. This would allow individual landowners in, and

around, existing villages/towns to decide whether releasing plots for these purposes are right for them.

In addition to the above, working with other public sector partners should also provide a wide range of opportunities. Dorset County Council has, according to the public land and buildings map, significant land holdings around North Dorset. This should be adequate to facilitate the delivery of 18 self build plots.

Ensuring the Vitality and Viability of Town Centres

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'?

No comment.

Important Open or Wooded Areas (IOWAs)

Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?

Yes – There is no need to duplicate protection of land/woodland that is already protected from development by other Local or National Planning Policies.

The A350 Corridor

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?

No – There appears to be no reasonable prospect of either route being delivered over the Plan period, and no evidence to support its continued safeguarding. It is noted that the wording of this question, and the supporting text, was amended from the version taken to the 30th October Cabinet meeting.

The previous question (*What evidence is there to demonstrate that either bypass will be constructed by 2033?*) put the emphasis on respondents to provide evidence on how either proposal will be constructed within the proposed plan period. The revised question is more leading, and simply asks an opinion of whether the land for both schemes should continue to be safeguarded.

The Local Authority must, in consultation with the County Council (as highway Authority), East Dorset (required for Charlton Marshall bypass) and Wiltshire County Council (required for Shaftesbury bypass), provide clear evidence that these proposals have any prospect of delivery in the time period. Paragraph

41 of the NPPF is clear that “robust evidence” is required to necessitate the protection of land for infrastructure improvements, and it is not present for either of the routes proposed.

Blandford potential growth area E and Shaftesbury potential growth area A are directly effected by the safeguarding routes, and so a clear decision on the necessity and viability of these routes needs to be made quickly in order to suitable consider the growth options in the round.

SECTION 2 - Gillingham - Windyridge Farm

This statement forms part of the Persimmon Homes South Coast response to the Issues and Options consultation 2017 undertaken by North Dorset Council (the "council") in support of the Local Plan Review. This section relates specifically to the land at Windyridge Farm, Gillingham. This site has previously been submitted to the Council as part of its "call for sites" process.

This section is set out in the following chapters;

1. Spatial Distribution in North Dorset
2. Proposed Areas of Search in Gillingham
3. Gillingham Neighbourhood Plan
4. Sustainability
5. Deliverability
6. Proposals at Windyridge farm
7. Conclusions

In summary, our submission sets out reasoned justification in the support of the Council's "Area of Search Area B", as well as justification for a specific allocation of the land at Windyridge Farm, Gillingham for residential purposes.

1. Spatial Distribution in North Dorset

It has already been confirmed that Gillingham should remain one of the 4 key towns which continue to be the focus of development in North Dorset District Council Area. Section 1 of this representation sets out the Company's views on the overall spatial strategy, but in specific relation to Gillingham it should be noted that the town is the only major settlement in North Dorset with a train station and is also the second largest settlement in terms of population (only marginally behind Blandford).

The sustainability factor in Gillingham, alongside the fact it is relatively free from constraint compared to the other settlements, led the Local Authority to allocate 2,200 new dwellings in Gillingham, which was 39% of the total allocation across the District: *"Gillingham will accommodate about 39% of housing 5.20 growth in North Dorset over the 20 years between 2011 and 2031 reflecting its economic potential, the availability of suitable sites and the relative lack of environmental constraints"*

It is acknowledged that the numbers for Gillingham were inflated by the large scale, single allocation to the south of the Town. However, the principles behind the numbers in the previous Local Plan remain relevant. Gillingham is considered to be the least constrained of all the major settlements, with expansion of Blandford having potential AONB impacts, expansion of Shaftesbury restricted due to its topography and proximity to Wiltshire and expansion of Sturminster difficult because of flood risk.

Further to the above, there is also considered to be a need for housing to come forward in the short term in Gillingham to help underpin under delivery of the Gillingham Strategic Site Allocation (SSA).

2. Proposed Areas of Search in Gillingham

The site at Windyridge Farm falls within Area B of the Areas of Search considered in the Issues & Options Document. It is one of four areas considered as having “possible development potential” along with Area **D** (Park Farm), Area **H** (Wyke) and Area **I** (Peacemarsh).

One element that is not considered in the assessment of Gillingham is the proximity to services and the Town Centre. This “constraint”, for sites that are further away from facilities, has been listed for certain Areas of Search in Blandford and Sturminster Marshall.

This is of particular relevance to the Windyridge Area of Search (Area **B**), as it is clearly one of the most sustainably located Areas around the Town, with easy and quick access to the Town Centre, train station, community facilities and schools. The only other parcel of similar proximity is Area **G**, although this has been ruled out for other reasons. By contrast, Areas **D**, **H** and **I** are significantly further away from such facilities, and their suitability to accommodate development should be considered accordingly.

Area **D** is currently well removed from the urban area, and should be seen as an add-on to the already allocated Gillingham SSA. Given the problems experienced to date in bringing the SSA forward, and the uncertainty that remains in terms of its delivery timescales, Persimmon Homes would question the allocation of additional development in this direction of growth. Whilst this could, in the long term, be a suitable area for consideration, it should only be made alongside other sites that are considered suitable in the short term.

Areas **H** and **I** have rightly been assessed as being more constrained than Area **B**. As mentioned above, neither of these Areas can offer the same sustainability credentials as Area **B**, given their relative distance from the Town Centre. Access constraints will also need to be fully considered in relation to these Options.

Overall Persimmon Homes welcomes the identification of Area **B** as an area of possible development potential, and would welcome an opportunity to discuss how our proposals can address the potential constraints raised in the Issues and Options Paper.

3. Gillingham Neighbourhood Plan

The Issues and Options document makes reference to the emerging Neighbourhood Plan (NP) for Gillingham. The NP is based on the adopted Local Plan and as a result does not propose allocating any land for housing development, over and above the SSA to the south of the town. However, The Neighbourhood Plan rightly states land outside the existing town boundaries is classed as countryside, and therefore requirements for future growth or changes to the settlement boundary can be considered through the review of the Local Plan (paragraph 6.5 Submission Version Gillingham Neighbourhood Plan, 2017).

The Issues and Options consultation is obviously an early stage of that review. It is therefore of some concern that the Neighbourhood Plan is being progressed in advance of the Local Plan review. Persimmon Homes will be looking to engage with the NP as it progresses, but it must not be allowed to limit the Council in its decision making over which sites to allocate for residential development as part of the emerging Local Plan process. As a matter of urgency the new housing requirement figures the council is working towards should be factored into an early review of the Neighbourhood Plan.

4. Sustainability

The Issues and Options documents discuss “opportunities” in terms of the three dimensions to sustainable development:- Economic, Social and Environmental. This matches the sustainability strands set out in the NPPF.

The land at Windyridge Farm is considered to be a highly sustainable location for development. In relation to the three dimensions it provides:

Economic

- employment both direct and indirect through the construction of the residential development
- create household expenditure to help sustain shops and services in the town.

Social

- new housing of which 25 % would be Affordable housing.
- The site is suited to family type dwellings thus providing the opportunity for families to remain in the town. This is particularly relevant here due to the close proximity of the site to the local schools
- Will generate financial receipts for the Council in the form of the New Homes Bonus, CIL payments and ongoing council tax all of which can be put to maintaining and improving community facilities.

Environmental

- The land at Windyridge Farm provides a good opportunity to provide informal open space along the river corridor with the opportunity for positive biodiversity benefits.
- The land is within walking distance of the Town Centre and local schools thus helping to encourage travel by foot and cycle and minimising the use of the private car for journeys.

5. Deliverability

Persimmon disagree with the council's assertion (para 7.17) that the areas of search with development potential will require long term phasing post-delivery of the Southern Extension allocated in the LPP1. In our view this is contrary to the approach required to meet the need for housing.

The reliance on one large scheme, which has been continually delayed, has caused much of the land supply problems that the District continues to face. What is needed is a variety of sites, which not only provide choice for people wishing to live in Gillingham, but also ensure a better rate of delivery to supplement the provision coming through the Southern Extension.

The Company's proposals at Windyridge Farm can be delivered in the short term to help meet the short term needs of the District, which have been caused by the delays in the Gillingham SSA. The site also has the added advantage of not relying on infrastructure being provided by the Southern Extension.

Persimmon Homes are one of the largest house builders in the country and have delivered a number of residential led schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion.

We have vast experience and a solid track record of delivering strategic housing sites and have worked with the district council to deliver a significant number of new homes across North Dorset and continue to do so on active sites at Blandford and the land immediately north of the subject site in Shaftesbury.

The Company have an option to purchase the site, subject to gaining a suitable planning permission. To that end, there are no known legal or site constraints that would prohibit development from coming forward as soon as a suitable planning permission is granted.

6. The Proposal

Persimmon are proposing a first phase of development of up to 200 dwellings accessed from Bay Road with pedestrian and cycle links into the Town Centre .There is scope for some further development of circa 100 dwellings subject to further investigation of the local highway network .

Persimmon Homes have provided evidence to the call for sites which shows that the site is available, suitable and achievable for development. The evidence previously submitted to the call for sites is still pertinent with the exception of two elements which have been updated, namely the Ecological Report and a new version of the draft master plan along with a constraints and opportunities plan.

Attached to this submission is an updated master plan (Richards Urban Design, 2018) (Appendix 2) which shows how a first phase of development can deliver up to 200 units. The information provided confirms that the local highway network can accommodate the scale of development proposed and that an acceptable form of access can be provided. The updated ecological report (Lindsay Carrington Ecological Services, 2018) (Appendix 3) concludes that the site is of low ecological value and that development will not have a significant adverse effect. An updated constraints and opportunities plan is also provided at Appendix 4.

The scheme put forward takes on board the landscape setting of the site and is designed to be sensitive to its landscape setting. Development is located adjacent to the existing urban area and avoids the elevated land which extends to the north east. The proposals would be accompanied by a strategic landscape strategy to help further mitigate against the impact of the development on the landscape setting .Care will be taken to minimise the impact on the residential properties in the adjacent Bay area .

No development is proposed within the small area known to be at risk of flooding adjacent to the river.

7. Conclusion

Based on the previously submitted information supplemented by the updated information enclosed as part of this submission we consider that the site has been demonstrably proven as being available, suitable and achievable as a development site.

We trust that the above information provides sufficient reasoned justification for the inclusion of the land at Windyridge Farm as an allocation in the Preferred Options document.

SECTION 3 - Land to the south of the A30 Shaftesbury

This statement forms part of the Persimmon Homes South Coast response to the Issues and Options consultation 2017 undertaken by North Dorset Council (the "council") in support of the Local Plan Review. This section relates specifically to the land to the south of the A30, Shaftesbury (the "subject site"). The subject site is a long standing employment allocation which, despite interest from small scale occupiers, has yet to achieve sufficient market interest to deliver the allocation.

This section is set out in the following sections;

1. History of the employment allocation
2. Employment Needs Review overview
3. Planning Policy
4. Alternative development options for the land to the south of the A30, Shaftesbury
5. Consultation exercise summary
6. Conclusions

In summary, our submission sets out reasoned justification for the re-allocation of the subject site as a mixed use scheme incorporating a 2 form entry primary school, commercial/retail uses, a hotel and housing. This, in our view, is an evidence based approach, which seeks to deliver community benefits in the form of provision of land for a 2 FE primary school, job creation through retail and hotel development and delivery of much needed housing. An added benefit is the reduction of potential environmental and amenity impacts, which could arise from the development of the subject site for purely employment uses. This is one of the potential constraints the Council have identified in relation to considering more growth in the surrounding area (area of search B) as identified on Map 8.2.

1. History of the employment allocation

This section provides a brief overview of the history of the employment allocation. A more detailed assessment of the provenance of the employment allocation for the subject site is set out in Section 2 of the Employment Needs Review (ENR) (Chapman Lily, 2017) enclosed at Appendix 1.

In brief;

- The subject site was first allocated under Policy SB12 Land South of Salisbury Road of the North Dorset Local plan 2003 and subsequently 'saved' by direction of the secretary of State (September 2007).
- As part of the review of the local plan the council undertook a review of the existing employment allocation sites. This review was undertaken in 2007.
- Outline planning permission (ref: 2/2006/1022)¹ was granted in May, 2011, which subsequently lapsed in 2014.

¹ 'Develop land by erection of employment development of B1 and B2 uses with ancillary B8 use, all with associated infrastructure and landscaping including strategic landscaping to east and south; Formation of vehicular access from A30'

2. Employment needs review

As stated above Persimmon Homes commissioned Chapman Lily to undertake an ENR which assessed the desirability of the subject site and the current and projected demand for employment land across North Dorset. The main findings of the report were;

- **Supply of employment land exceeds demand in North Dorset.**

There is some demand for employment land in North Dorset to accommodate future growth (driven by population growth and replacement building stock). However, there is an over-supply of B Use Class employment land in North Dorset and so Local Plan policy allows for other uses on employment land. The supply of employment premises within the rural hinterland has been bolstered through farm diversification / conversion of rural buildings. The market for employment land in North Dorset would appear relatively weak.

- **Supply and demand should be matched across a functional economic market area, not for each town.**

Planning Practice Guidance states that the need for employment land should be considered across a functional economic market area. The functional economic market area that contains Shaftesbury is larger than the town, and as set out in the council's jointly commissioned Workspace Strategy (2016)², mirrors the Eastern Dorset HMA. Within the functional economic market area, consideration should be given to meeting market demand in areas where it is strongest, not necessarily where housing development is planned. There is also strong growth potential for employment at Gillingham.

- **The economy and employment can grow in Shaftesbury without the subject site.**

Much future employment growth is in sectors that do not occupy B Use Class sites. There will be future economic and employment growth in Shaftesbury, even if B Use Class development takes place elsewhere within the functional economic market area. Therefore if the subject site is developed for other uses, there will still be a net surplus of supply of employment land over demand.

There is also clear and compelling evidence that Economic growth has taken place in the past, without any development taking place on the subject site. Given that demand and supply should be assessed at the functional economic market area level, then forecast future economic growth can and will take place with fewer sites than are currently allocated. The future economic growth potential in North Dorset can be

² Jointly commissioned by Bournemouth, Dorset and Poole Local Authorities and Dorset LEP.

met without the land south of the A30 being wholly developed for employment.

This is clearly evidenced by the findings of the Council's Workspace Strategy (2016) which states that against the preferred growth scenario "Step Change" which includes a 20% flexibility buffer, Eastern Dorset (the functional economic area for Shaftesbury) would have **a requirement for 222.7 ha of employment land against an identified supply of 276 ha resulting in a surplus of 53.3 ha** (paragraph 7.16 and 7.20, Workspace Strategy, 2016). The level of overprovision is made altogether starker in comparison to the baseline demand of 194.1ha which would result in an overprovision of 81.9 ha.

Summary of enquiries

As part of the ENR, a review of the marketing exercise was undertaken. In summary enquiries have either come from existing businesses (albeit generally only requiring a small site area or premises) or national operators looking for a site (albeit in the retail, hotel or care home sectors). Details of enquirers are set out at Appendix 3 of the ENR.

Analysis of market interest:

The site has been actively marketed since 2011. During this time, a total of 34 unique enquiries were received, representing an average of 5 enquiries per annum. The level of interest is greatly reduced when the number of enquiries is adjusted to exclude general inquiries. A total of 9 credible enquiries from agents and developers have been received since 2011 with only 4 in the last 5 years.

In terms of size of premises employment land related enquirers were interested in smaller premises or sites. Indeed circa 90% of all offers received were for less than 1 acre of land. This would only be deliverable through serviced plots although the level of interest would not be sufficient to render such a development viable. Indeed Persimmon Homes do not intend of providing the infrastructure to deliver serviced largely due to the significant oversupply of employment floorspace. Overall, to date no offers which would be compliant with the current policy context, have been received which are considered to reflect the market value of the site.

An analysis of the registered enquiries reveals that there has been significant interest from parties seeking to deliver non B use class uses on the site. As a result of this Persimmon Homes has been working with some of the enquirers and is currently in advanced discussions with a budget hotelier and national retail operator with the view of submitting joint planning applications for the subject site.

As part of the work informing the production of the ENR, Cowling and West, commercial agents local to the area, were engaged to provide a FEMA overview due to their knowledge and experience within Dorset area. In summary they note greater demand for employment land in south-east Dorset with the demand in north Dorset limited to existing local businesses and start-ups. Greater detail is provided at paragraph 5.15 of the ENR.

The ENR (Chapman Lily, 2017) reached the conclusion that, given the over-supply of employment land in North Dorset, not of all of the currently allocated sites are needed to deliver the required level of economic growth with a established oversupply against the highest growth scenario.

3. Planning Policy

National policy

National policy set out in the National Planning Policy Framework (NPPF) sets out the general principles which local authorities should adhere to in their plan making and decision making functions.

Employment Allocations

The relevant paragraph of the NPPF which deals with employment allocations is paragraph 22 which for ease of reference is reproduced below;

'Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land and buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

As set out by the NPPF, the long term retention of employment allocations should be evidence based and predicated on a realistic prospect of delivery within the plan period. Moreover the NPPF requires that proposals for alternative uses on such sites be assessed on their own merits and in the context of the requirement for other land uses. Our case for the alternative uses required in Shaftesbury, which can be met on the subject site is set out at chapter 4 of this report and formed the basis of our submission to the call for sites 2016.

In combination effects of policy

The NPPF addresses the issue of in combination effects of planning policy expectations at paragraph 21 reproduced below;

'Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment [our emphasis], including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- *set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth*

- *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period*
- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances*
- *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries*
- *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement*
- *facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'*

With the change in floorspace requirements for both employment and retail uses, there is a need to provide greater flexibility for mixed use proposals to provide the critical mass to make schemes viable. This is reflected in the recent changes to the general permitted development rights orders to allow for greater flexibility across different uses including changes from employment use.

As stated above and demonstrated by the market interest from non B use employers, there is a need for greater flexibility on employment allocations.

Current adopted local planning policy on Shaftesbury

The employment allocation for the subject site is set out in Policy 11: The Economy of the Local Plan Part 1 (2016). Policy 11 has a clear impetus of restricting any form of housing development on employment allocations as exemplified by paragraph 6.28 of the supporting text. The policy is however permissive of alternative uses on employment sites such as;

- community uses, such as community halls;
- healthcare facilities, such as doctors' and vets' surgeries (but not any
- healthcare facility with a residential element, such as a care home);
- education facilities, including training facilities for businesses and pre-school
- nurseries; and
- small-scale retail, which is ancillary to a B Class use.

The council's flexibility is in recognition of the significant overprovision of employment land in comparison to identified needs. Notwithstanding the council's flexible approach, the Policy falls short of allowing a wider range of non-B use classes which can provide similar (or higher) number of jobs. It also fails to allow for new homes to be provided where demand for this significantly outweighs the need for employment land, as is the case currently.

Emerging policy on Shaftesbury

Need for housing

The council, citing emerging national policy on a standardised methodology for establishing Objectively Assessed Housing Need (OAHN), has asked for responses on the Issues and Options consultation (Question 1) on the appropriateness of planning for 366 dwellings a year. Based on this revised housing target, the council would need to find housing land for an additional 3,000 dwelling across the district.

Persimmon Homes view this as an appropriate starting point from which to plan for much needed housing in the district and across the housing market area subject to upward adjustments to take account of unmet need from other local authorities within the housing market area, market signals and increasing affordability.

Spatial strategy and Shaftesbury

The council commissioned a Sustainability Appraisal of the Issues and Option document which included an assessment of alternative spatial strategies including;

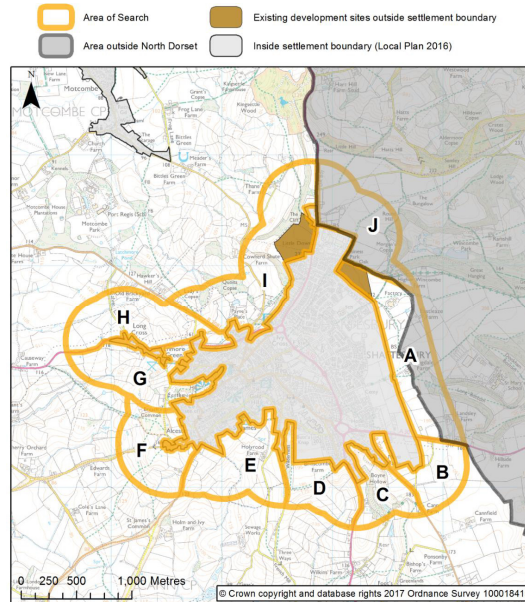
- A. Focus development towards the 4 main settlements (current approach)
- B. Focus development towards the 4 main settlements and Stalbridge
- C. Focus development towards Stalbridge and the 18 larger villages

Our views on the focus of additional development at Stalbridge are set out in section 1 of this submission.

In recognition of the increased need for housing and to take account of the outcomes of the Sustainability Appraisal the council should at the very least continue its current spatial distribution strategy of focussing development in the four main towns including Shaftesbury.

Areas of search

The council has published as part of the Issues and Options consultation (2017), an assessment of the identified areas of search in Shaftesbury at Map 8.2 which is reproduced below.



(Source: Map 8.2, Issues and Options Consultation Document (North Dorset District Council, 2017))

The council's assessment of the constraints applicable to each area of search concludes that areas of search **A**, **B**, **D** and **I** have development potential. Area **B** comprises land which is immediately to the east, south and west of the subject site. Commentary on the other areas of search being considered can be seen in Section 1 of this report.

The council in its assessment of area B observed that, 'Noise and disturbance etc from possible future employment uses on the land to the south of A30 may impact on the living conditions of future occupiers of a residential development.' This could adversely affect the potential for housing development to be delivered in area of search **B** as part of the new local plan.

Essentially by retaining the employment allocation for the subject site, the council is potentially negatively affecting any potential development in area of search B as a wholly employment use on the subject site would constitute a bad neighbour. We are therefore of the view that the given the heavily constrained availability of development land at Shaftesbury, a reallocation of the subject site would help secure development which would be more in keeping with the potential delivery of housing in area of search B. were the mixed use option delivered the additional housing development envisaged by the council for this area would have sustainable access to retail and social infrastructure amenities. Indeed the delivery of a mixed use scheme on the subject site could act as a catalyst to the delivery of area of search B.

Employment allocations

Paragraph 8.12 of the Issues and Options consultation (2017) document alludes to the retention of the current employment allocation for the subject site. In light of the significant level of housing need to be provided in the next local plan the retention of the site is contrary to paragraph 22 of the NPPF when considered in the context of a significant oversupply of employment land, the need to deliver a primary school and the significant level of constraints affecting Shaftesbury. The current approach the council has adopted is not positively prepared and represents a significant risk in any future plan taken forward on this basis being found unsound.

Furthermore, based on recent evidence of employment sectors (see figure 8 of the ENR (Chapman Lily, 2017) Appendix 1 of this submission), there is a clear indication from the local employment trends in Shaftesbury and Dorset as a whole that there is a higher percentage of people employed in non B-use class sectors. Additionally an analysis of the historic employment sector growth trends for Shaftesbury between 2009-2015 indicates that there has been a 11% rise in non B-use sector employment in comparison to a 1% decline in B-use class employment (see figure 9 of the ENR, Chapman Lily, 2017). Our evidence on the current trends indicates that there is highly likely to be greater job creation through the council's regeneration efforts on the land to the east of the town centre which will likely constitute of a proportion of non B-class uses which will generate employment opportunities and better stimulate the local economy.

The significant oversupply of employment land currently planned for is not considered the most efficient use of land. Added to this, historical trends suggest that the trend towards non B-use class employment uses will continue over the plan period. Bearing this in mind, there is no justification for the continued retention of the employment allocation of the subject site.

The requirement for a primary school

There is an existing policy position on the need for the following infrastructure to be provided for in Shaftesbury;

- a new community hall;
- a new 2 forms of entry primary school, an extension to the secondary school, and expanded further and adult education; and
- a new or expanded doctors' surgery.

This submission deals primarily with the requirement for a 2 FE primary school with commentary on the other forms of social infrastructure deferred to the Infrastructure Delivery Plan which will be progressed alongside the production of the local plan. Our interest in the need for a 2FE primary school stems from our previous discussion with the then

joint neighbourhood plan for Shaftesbury and Melbury Abbas + Cann and the education authority. Those discussions informed our submission to the North Dorset Call for Sites 2016 which included an option for a mixed used scheme including a 2FE primary school, small scale retail unit and a budget hotel. This and other development options for the subject site are discussed at section 4.

More recently as part of the work informing our submission, Persimmon Homes engaged with Dorset County Council's education service and obtained the following statement;

'Primary school provision in Shaftesbury is under considerable pressure for pupil places. As of the 2017/18 Academic year, Shaftesbury Primary School, is accommodating a 'Bulge' year group with 30 additional school places having been provided in the reception year group, which have been integrated with the school's normal reception year intake in the new modular classroom village on the site.

Dorset County Council, as the education authority, has identified the need for a new 2 form entry primary school in Shaftesbury. While this need is in the medium to long term, there is a need to secure a site now in order to provide certainty for the community that the school can and will be delivered in a timely manner. Securing a site now will also enable the authority to better plan for and deliver a school facility that reflects the needs of the community at the appropriate time. The land to the south of the A30, Shaftesbury has been previously identified as a suitable site for the primary school.'

There is a clear need for a primary school in Shaftesbury, an issue which was continually highlighted during a public consultation event on our alternative proposals for the subject site. Details of the consultation event and subsequent responses from members of the public are set out at chapter 5.

4. Alternative development options for the land to the south of the A30, Shaftesbury

As stated above, Persimmon Homes submitted alternative development proposals for the subject site to the call for sites 2016. For ease of reference a summary of each alternative development proposal is reproduced within this section. A comparative analysis of the highway impacts of each proposal, including an option based on retaining the employment allocation is also provided.

Option A: Mixed use including school

Option A proposes a mixed use development incorporating a new primary school, a retail element and some residential development. There is an acknowledged need for a new primary school in Shaftesbury, and the site offers the ability to provide 2.23ha of land for such a facility with easy access off of Salisbury Road. The location of the site is considered ideal for existing residents, especially those in the recently built extension to Shaftesbury to the north.



Option B: Residential

As an alternative to the mixed use scheme set out in Option A, the site could be developed for residential uses in its entirety. It is acknowledged that there is a substantial need for new housing in the area and alternative suitable sites in and around Shaftesbury are at a premium.



Comparative analysis of highways impacts of all development options

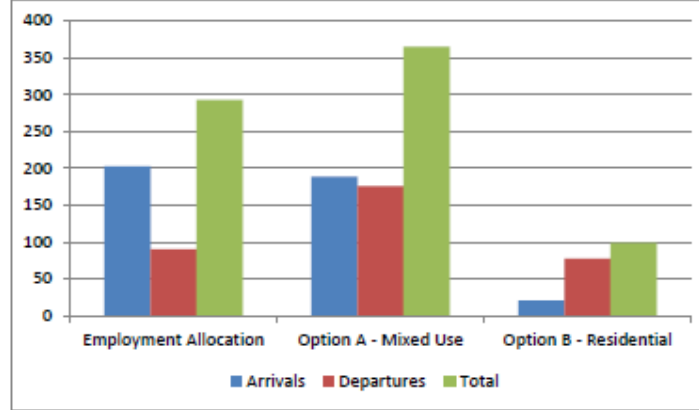
As part of our work informing the formulation of our proposals, a comparative highways assessment was undertaken by PFA Consulting (Appendix 2) which assessed the likely highways impacts of each of the development options above, as well as continuing to pursue employment development, for the site based on the following parameters;

- **Existing Employment Allocation:** 7.0 hectares of employment land delivering 29,000m² GFA of B1, B2 & B8 employment uses
- **Mixed Use Development (Option A):** 125 dwellings; two-form entry primary school; 1,068m² Food Retail Unit, and 75 bed Hotel
- **Residential Development (Option B):** 200 dwellings

The results of the assessment are indicated graphically in figure 4.1 and 4.2 of the highways assessment reproduced below. The graphs show that compared to the existing employment allocation the mixed-use development (Option A) will generate more traffic in the AM peak hour. This is accounted for by trips relating to the school. The residential development (Option B) however can be seen to generate significantly less traffic in both the AM and PM peak hours.

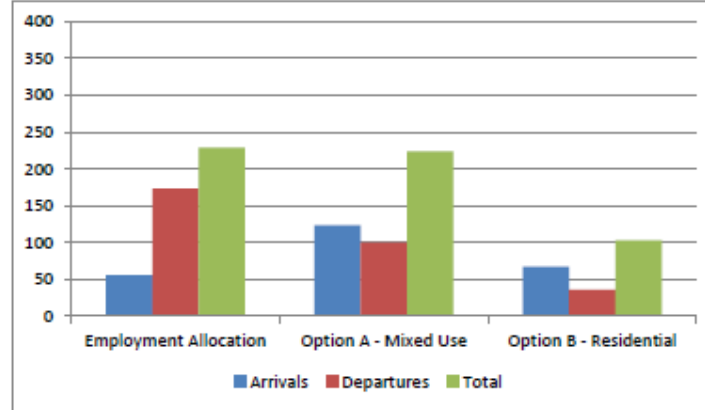
The results of the highways capacity assessments found that the additional traffic from any of the three development options could be accommodated on the local highway network without the need for mitigation.

Graph 4.1: Vehicular Trip Generation Comparison - AM Peak Hour (08:00-09:00)



(Source: Comparative assessment of development options (PFA Consulting, January 2018))

Graph 4.2: Vehicular Trip Generation Comparison - PM Peak Hour (17:00-18:00)



(Source: Comparative assessment of development options (PFA Consulting, January 2018))

5. Consultation statement

As part of the work informing our representation to the Issues and Options Consultation Persimmon Homes undertook a public consultation event setting details of our alternative development proposals for the subject site. The consultation event was held on Thursday the 11th of November 2018 at the Royal Chase Hotel, Salisbury Road, Shaftesbury, Dorset, SP7 8DB between 2pm and 7 pm. Flyers notifying members of the public about the consultation event were sent to residences in Shaftesbury, Melbury Abbas and Cann. The respective parish councils of Melbury Abbas and Cann as well as Shaftesbury Parish Council were notified in advance of the event. Shaftesbury town council has requested that Persimmon attend the Planning and Highways meeting scheduled for Tuesday the 6th of February 2018 in order to present our proposal to the town council's Highways and Planning Committee.

Attendance for the public consultation was relatively high with an estimated 138 attendees. The exhibition consisted of material appended to Appendix 3 of this submission. As part of the consultation exercise, attendees to the exhibition were asked to cast their vote on a range of development options, namely;

- retaining the existing allocation,
- Option A – Mixed use scheme including a 2 Form Entry primary school,
- Option B – solely housing
- More retail
- More housing

134 votes were logged at the public exhibition with a further 60 comments received from consultation slips, in total, 194 responses were recorded as of the 15th of January 2018³. Table1 below provides a summary of the responses received.

Table 1: Consultation responses summary

Development Option	Consultation responses	Votes	Total	%
n/a	14	10	24	-
No development	4	10	14	8%

³ Responses received after this date will be incorporated into future representation to the local plan process and any future planning applications.

Option A – Mixed use including school	31	87	118	70%
Option B – Housing	4	8	12	7%
Retain Employment Allocation	7	19	26	15%

As can be observed from the summary table above, Option A – Mixed use including a primary school garnered the support of 70% of the total responses. This is in comparison with 15% of respondents who voted to retain the existing employment allocation.

A significant segment of the respondents to the consultation cited an acute need for a primary school facility.

As part of the consultation respondents were asked which aspects of the development they would like to see more of to which 64% indicated the need for a medical facility while 20% indicated that they would like to see more retail. 7% were in favour of more housing.

6. Deliverability

Persimmon Homes are one of the largest house builders in the country and have delivered a number of residential led schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion.

We have vast experience and a solid track record of delivering strategic housing sites and have worked with the district council to deliver a significant number of new homes across North Dorset and continue to do so on active sites at Blandford and the land immediately north of the subject site in Shaftesbury.

The site is owned freehold by the company with no known legal or site constraints that would prohibit development from coming forward as soon as a suitable planning permission is granted. Two alternative options have been presented to bring the site forward, with both a mixed use scheme and a purely residential scheme available for consideration. Both options presented could be delivered within a five year period, meaning the site could make an important contribution to the District Council's five year land supply position.

Persimmon Homes is also currently in advanced discussions with a budget hotelier and national retail operator with the view of submitting joint planning application for the subject site shortly.

7. Conclusions

Persimmon Homes believes that the land south of Salisbury Road, Shaftesbury is available, suitable and achievable as a development site. Should either of our alternative development proposals be brought forward this would reduce the pressure to find housing development sites outside of the settlements.

There is clear public support for a mixed use scheme which would deliver a primary school, small scale retail and a budget hotel as part of a housing led scheme.

APPENDICES

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	Mark	
Last Name	Chevis	
Job Title(<i>where</i>	Strategic Planning Manager	
Organisation (<i>where relevant</i>)	Persimmon Homes South Coast	
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

Please see attached response SECTION 1.

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

Please see attached response SECTION 1.

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

Please see attached response SECTION 1.

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

No comment

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

Please see attached response SECTION 1 & 2.

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

Please see attached response SECTION 1 & 2.

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

Please see attached response SECTION 1 & 3.

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

Please see attached response SECTION 1 & 3.

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

N/A

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

No comment

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

Please see attached response SECTION 1.

20. What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

No comment

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

Please see attached response SECTION 1.

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

N/A

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 attached documentation

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

Yes

No

Signature: _____

Date: 22/1/18

If submitting the form electronically, no signature is required.

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