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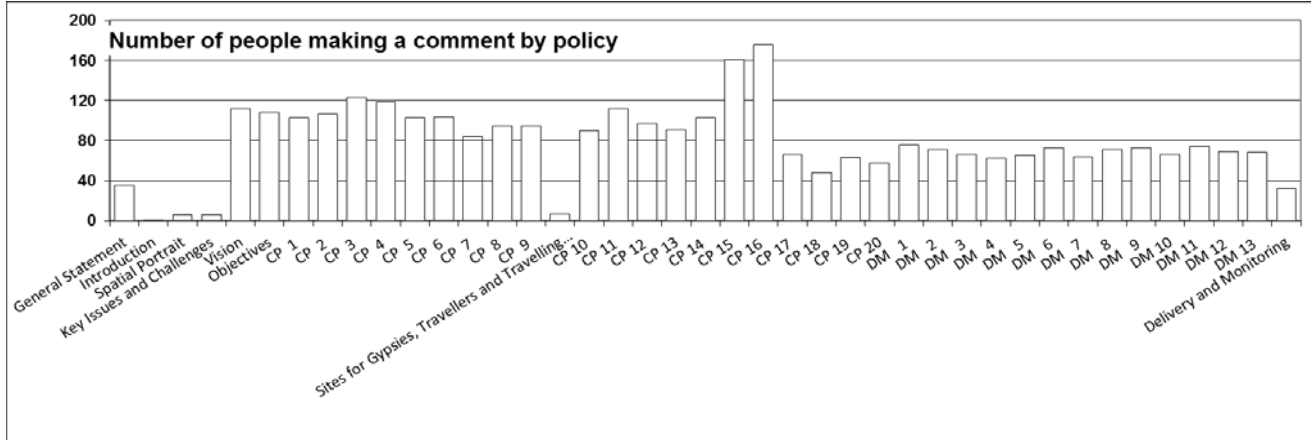
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## Introduction

Number of people making a comment: 1



Specific consultees: 0

General consultees: 1

Key issues raised	Support	Object	Comment	Total
Landscape	1	0	0	1
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

### Landscape

#### Support

1. The AONB (DNP616) considers the background section, Part 1 of the New Plan, to be particularly helpful in setting the scene. However, they suggest a change of wording to paragraph 1.1.19 to describe AONBs as having 'more focussed strategic agendas' as opposed to 'wider strategic agendas'. In paragraphs 1.1.20 and 1.1.21 they also suggest including reference to: local policies which do not override the national status and significance of AONBs; and AONB Management Plans (the extent of public consultation on and weight applied to these documents). In relation to Paragraph 1.1.23 the AONB feel they are a key part of the rural hinterland and as such they should be recognised as a Local Community Partnership.

### Conclusion

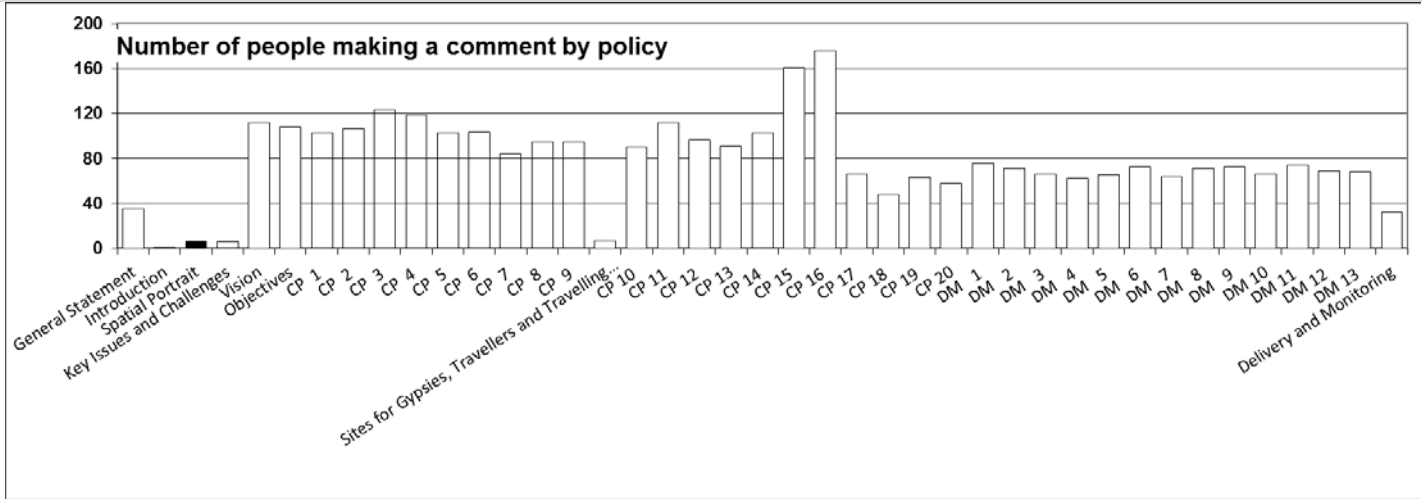
2. Support is welcomed from the AONB for the background section of the New Plan. The comments raised in general suggest minor changes in the text. However, in relation to the last point the AONB are not a Local Community Partnership (LCP). It is suggested that the AONB work closely with the LCPs in their area.

### Actions and amendments

Introduction (1) Consider the textual changes in the re-drafting of the Introduction.

# Spatial Portrait

Number of people making a comment: 6



Specific consultees: 2

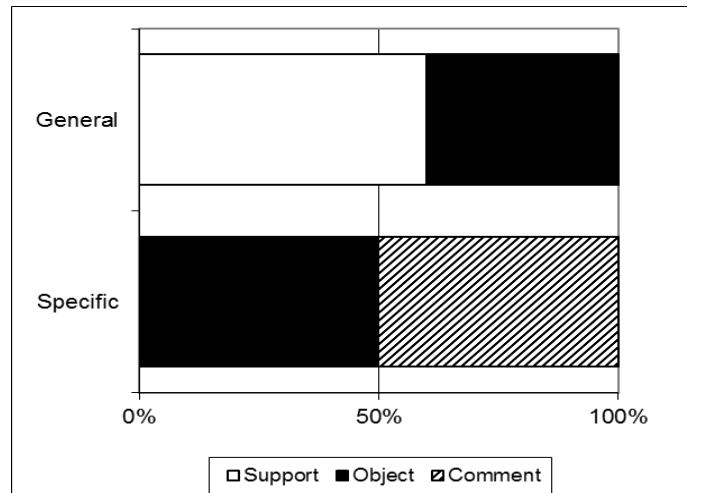
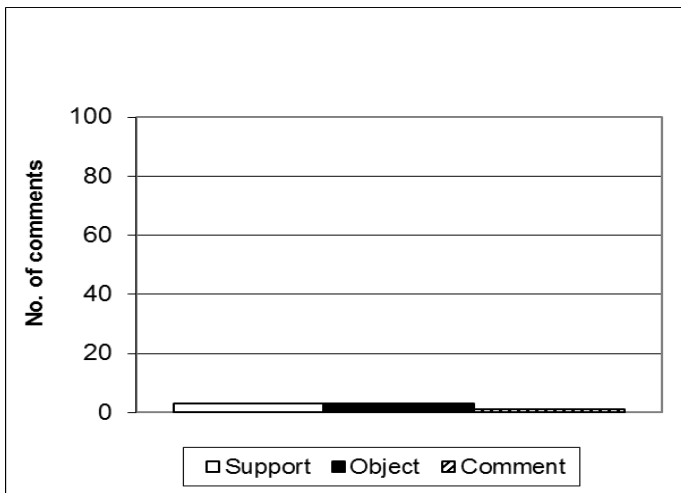
English Heritage (EH), Environment Agency (EA).

General consultees: 4

Key issues raised	Support	Object	Comment	Total
General Comments	2	1	1	4
Heritage assets	0	1	0	1
Landscape	1	0	0	1
Transport	0	1	0	1
<b>Total</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>7</b>

Breakdown of opinion

Who said what by percentage



<b>Heritage Assets</b>
<p><b>Object</b></p> <p>1. English Heritage (EH) (DNP178) objects to the Spatial Portrait as it fails to adequately acknowledge the role of the historic environment in the District. They recommend that the Spatial Portrait demonstrates how the historic environment contributes to the distinctive character of the various parts of the plan area, the local economy, the quality of life its communities and that this needs to be addressed in terms of its future management.</p>

<b>Landscape</b>
<p><b>Support</b></p> <p>2. Although the Cranborne Chase and West Wiltshire Downs (CCWWD) AONB support the Spatial Portrait in general (DNP2319) they also raise a number of points.</p> <p>3. The first is that the more recent County, District and AONB Landscape Character Assessments should replace the outdated Natural Areas as the spatial characteristics at the sub regional level (Paragraph 1.2.6)</p> <p>4. The second is that Paragraph 1.2.10 does not adequately describe the strong relationship there is between the District and the AONB.</p> <p>5. The third point is that reference needs to be made in Paragraph 1.2.23 that the settlements described appear to be in the AONB and that this needs to be reflected in the AONB policy (CP14).</p> <p>6. Finally it should also be noted in Paragraph 1.2.29 that Gillingham has nationally important designated landscapes to the north and east and that the B3081 running south eastwards from Shaftesbury is a significant commuter route into the conurbation.</p>

<b>Transport</b>
<p><b>Object</b></p> <p>7. The single objection to the Spatial Portrait in relation to transport is the fact that the A357 continues from Sturminster Newton and is an important north-south route as well as a local route.</p>

<b>General comments</b>
<p>8. Comments on the Spatial Portrait could not always be related to a specific issue, but they are important and need to be considered.</p> <p><b>Support</b></p>

9. In support a major house builder agrees with the Spatial Portrait and how Gillingham and Shaftesbury are influenced by the SSCTs outside of the District. They also agree with the role and function of the District's main towns as outlined in Paragraph 1.1.26.

**Object**

10. The single general objection to the Spatial Portrait is that Stalbridge needs more attention as it too is a market town.

**Comment**

11. Finally the Environment Agency (DNP2362) suggests that the 'Natural Areas' should also refer to rivers and streams, predominately the River Stour and its tributaries as these are important features through the landscape, towns and villages.

**Conclusion**

12. From the small number of comments received and the scale of the issues raised by both the specific and general consultee the main conclusion is that there is support for the Spatial Portrait.

13. The key objection that needs to be addressed is from English Heritage who feels that the Spatial Portrait fails to adequately acknowledge the role of the historic environment. The Environment Agency although not objecting to the statement, also suggests an amendment to the description of natural areas to include rivers and streams.

14. The general support from a national house builder is welcomed as too are the amendments suggested by CCWWD AONB to ensure that the Spatial Portrait is up to date and more specific.

15. Finally the small number of other comments in objection to the Spatial Portrait relate to issues addressed by other policies. For example the role of the A357 is considered in more depth in CP11 and the status of Stalbridge as a market town is considered in CP3.

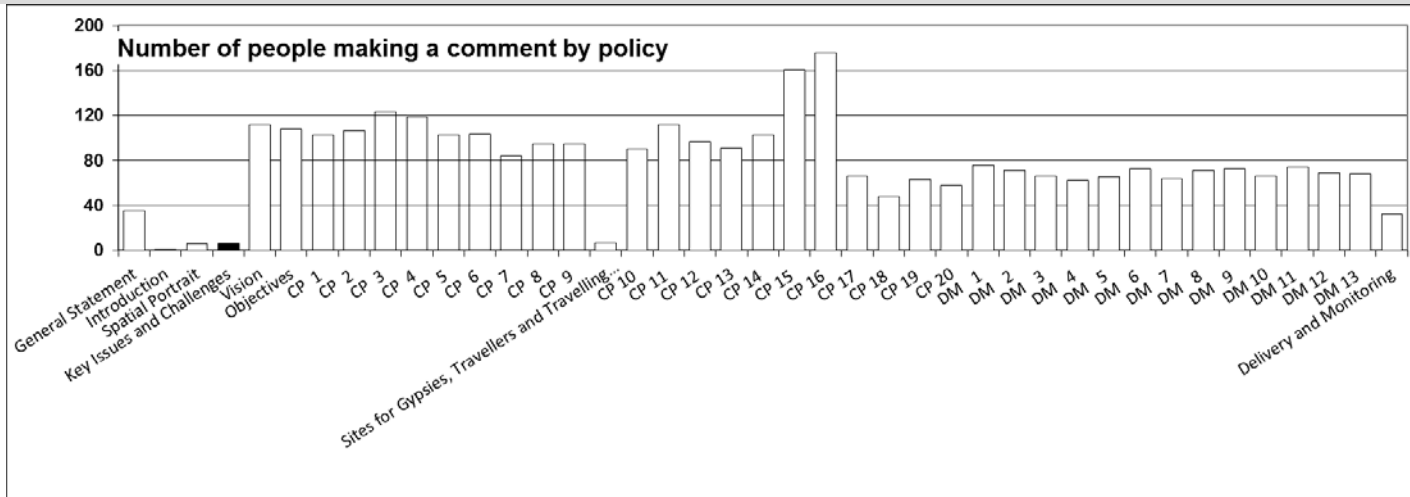
**Actions and amendments**

Spatial Portrait (1)    Revise Spatial Portrait to take into consideration of the views of English Heritage and the role the historic environment has on different parts of the District. (Heritage Assets)

Spatial Portrait (2)    Revise Spatial Portrait to take into consideration the point raised by the Environment Agency in relation to rivers and streams. (General Comment)

# Key Issues and Challenges

Number of people making a comment: 6



**Specific consultees: 2**

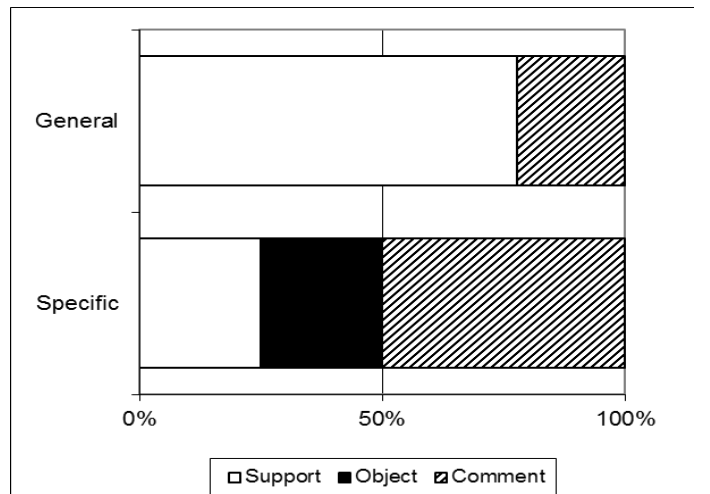
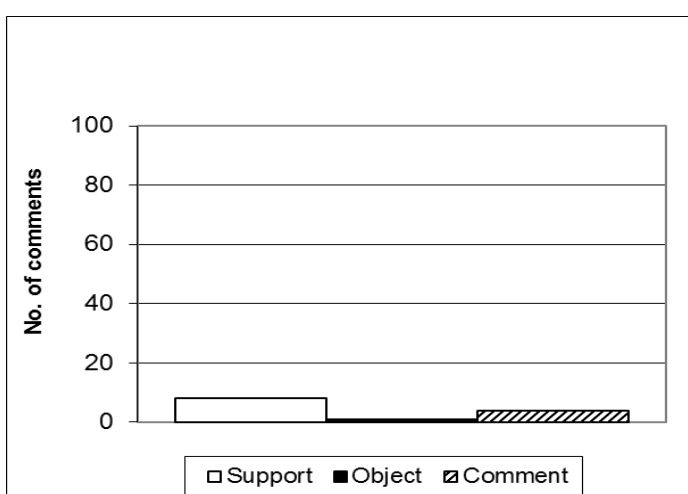
Environment Agency (EA), Stalbridge Town Council.

**General consultees: 4**

Key issues raised	Support	Object	Comment	Total
General comments	6	1	1	8
Climate change	1	0	0	1
Economy	0	0	1	1
Landscape	1	0	0	1
Resources	0	0	2	2
<b>Total</b>	<b>8</b>	<b>1</b>	<b>4</b>	<b>13</b>

**Breakdown of opinion**

**Who said what by percentage**



## Climate Change

### Support

1. The Environment Agency (EA) (DNP2363) are pleased that climate change has been included as a key issue for North Dorset and that flood risk has been recognised as one of the main effects. They also agree that SuDS and water efficiency measures should be incorporated into developments.

## Economy

### Comment

2. One individual highlights the point that attracting firms that work in the green economy would help to deliver growth and a competitive economy.

## Landscape

### Support

3. Although in overall support of the Key Issues and Challenges the Cranborne Chase and West Wiltshire Downs (CCWWD) AONB (DNP2706) suggests that the list in Section 1.3 is re-ordered to reflect the measure of influence the District has over these matters.
4. The CCWWD AONB welcome the identification of the need to conserve and enhance the AONB as per Paragraph 1.3.4, but offer the guidance that where the two AONBs are referenced together AONB should be pluralised.
5. The CCWWD AONB suggests that Paragraph 1.3.17 and 1.3.18 should set out how the national and regional policies and the AONB Management Plans are to be taken forward in the Core Strategy.
6. Finally the CCWWD AONB strongly endorses the Safeguarding the Environment section on page 29, but they recommend that the key issue of environment should be elevated to the top of the CPEND key issues list on page 35 to demonstrate hierarchical importance.

## Resources

### Comment

7. Although the EA neither support nor object to the Key Issues and Challenges they make the following two suggestions.
8. One (DNP2364) is that water quality (including groundwater) should be incorporated into the section as this relates to the Water Framework Directive and the assessment of river water quality in North Dorset. They highlight the fact that District has the worst record in the whole of the Wessex region. The River Basement Management Plan includes objectives for each water body.

9. The second suggestion (DNP2398) is that broader water management issues are identified in the Key Issues and Challenges section and that they are then continued throughout the Core Strategy.

## General comments

### Support

10. A national house builder and the RSPB make a number of comments in general support of the Key Issues and Challenges section.
11. The national house builder supports the identification of the three key issues facing the District and states that in the past they have endorsed the Managing Housing Land Supply in North Dorset SPD as it sought to concentrate development in the towns of Shaftesbury and Blandford. They commend the Council for carrying forward this principle in the Core Strategy.
12. They support the Council in identifying the most sustainable distribution of development within the District in the context provided by the emerging RSS Development Policies B and C.
13. They note the issues identified by the SCS for Dorset, the challenges facing the District due to generational imbalance and the need to stimulate a low carbon growth economy and they support the challenge to ensure that levels of service provision are maintained in the towns and wherever possible improved.
14. The RSPB also agree with the Key Issues and Challenges section in particular Paragraph 1.3.4 regarding the AONB and internationally important wildlife sites and they support the intentions described in Paragraphs 1.2.17 to 1.3.19 that describe the Council's proposed responses (DNP3630).
15. They also support the aspirations in Paragraph 1.3.26 to conserve and enhance 'wildlife habitats, geological sites and threatened species' (DNP3631).

### Object

16. The only objection to the Key Issues and Challenges section was made by Stalbridge Town Council (DNP2620) who consider the description of the transport routes and nodes within the District to be incorrect. They suggest that Paragraph 1.2.40 be amended to mention that the A357 continues to Stalbridge and that in Paragraph 1.2.41 it is made clear that the A357 through Stalbridge High Street is unsuitable as a major traffic route, although it is used as an important north to south route from north of the A303 to South Dorset.

## Conclusion

17. Only a small number of comments were made on the Key Issues and Challenges and there was a high level of support for this section. The only objection from Stalbridge Town Council could be addressed by an amendment to the text and the comments raised by the EA and CCWWD AONB need further investigation before any changes are made.

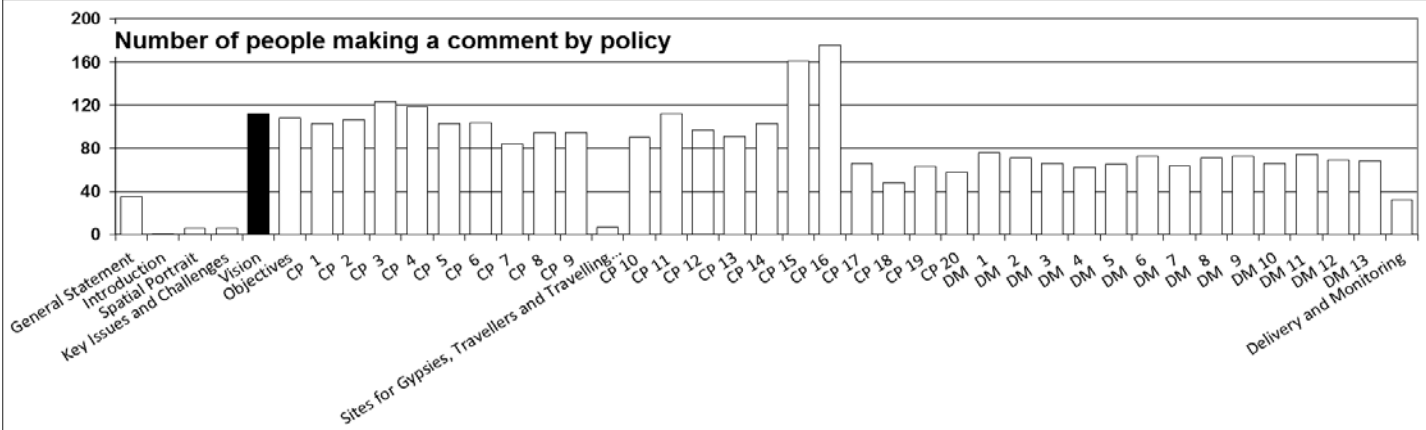


**Actions and amendments**

Key Issues and Challenges (1)	Consider amending policy wording as recommended by Stalbridge Town Council (General Comments).
Key Issues and Challenges (2)	Consider changes suggested by EA in relation to water quality (Resources).
Key Issues and Challenges (3)	Consider changes suggested by CCWWD AONB about AONB Management Plans and Core Strategy (Landscape).

# Vision

Number of people making a comment: 112



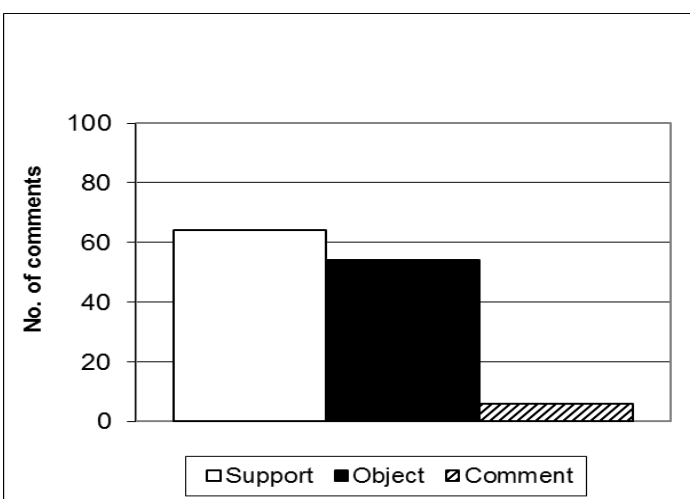
## Specific consultees: 11

Blandford Forum Town Council, Child Okeford Parish Council, Durweston Parish Council, English Heritage (EH), Fontmell Magna Parish Council, Government Office for the South West (GOSW), Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Shillingstone Parish Council, Stalbridge Town Council.

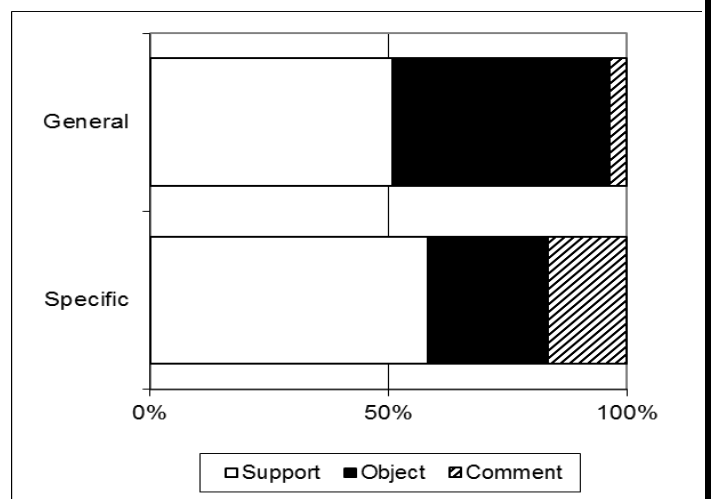
## General consultees: 101

Key issues raised	Support	Object	Comment	Total
General comments	58	41	4	103
Affordable housing	0	2	0	2
Climate change	0	2	1	3
Delivery	1	0	0	1
Economy	0	2	1	3
Flooding	0	1	0	1
Heritage assets	0	1	0	1
Housing	2	1	0	3
Landscape	1	1	0	2
Recreation/leisure	1	2	0	3
Transport	1	1	0	2
<b>Total</b>	<b>64</b>	<b>54</b>	<b>6</b>	<b>124</b>

## Breakdown of opinion



## Who said what by percentage



<b>Affordable housing</b>
<p><b>Object</b></p> <p>1. The two objections by members of the general public to the vision on the issue of affordable housing have opposing views on the topic. One individual is of the opinion that affordable housing schemes do not work and therefore we do not need any more. The second individual suggests that the need for affordable housing should be shown as a major vision objective as it is highlighted in the SCS.</p>
<b>Climate change</b>
<p><b>Object &amp; Comment</b></p> <p>2. No specific body has made any comment either supporting or objecting to the vision based on the issue of climate change. Those objections and comments raised have been made by a number of individuals who questioned the causes and effects of climate change in general.</p>
<b>Economy</b>
<p><b>Object &amp; Comment</b></p> <p>3. No specific body has made any comment either supporting or objecting to the vision based on the issue of the economy. Once again those objections and comments raised have been made by a number of individuals with comments ranging from the vision should relate to a low carbon economy to being town specific and statements of fact.</p>
<b>Flooding</b>
<p><b>Object</b></p> <p>4. One objector considered that flooding should be identified as an issue in the vision.</p>
<b>Heritage Assets</b>
<p><b>Object</b></p> <p>5. English Heritage (EH) (DNP177) objects to the vision because although heritage has been mentioned in the specific visions for Gillingham, Shaftesbury and Sturminster Newton the overall vision for the district as a whole does not. EH suggest that reference should be made to the long-term aspirations for the historic environment and how its future management might contribute towards social, environmental and economic aspects of the strategy for the area (for example through conservation-led regeneration initiatives) as in conformity with PPS5.</p>

<b>Housing</b>
<p><b>Support</b></p> <p>6. Two individuals support the vision for more housing, in particular more affordable housing, to better meet the diverse needs in the District. However, one recommends that care is taken about how we develop and the second, an agent representing a major land owner, supports the vision and notes the fact that more housing will help to address the lack of affordable housing.</p> <p><b>Object</b></p> <p>7. The single objection to the vision on the grounds of housing does not consider that sufficient emphasis has been given to the significant need for specialist housing for the elderly in the form of care/dementia homes in the District.</p>

<b>Landscape</b>
<p><b>Support</b></p> <p>8. No specific consultee supported the vision on landscape issues grounds in particular. However, the Cranborne Chase and West Wiltshire Downs (CCWWD) AONB is of the opinion that the revised draft vision seems extensive whereas the earlier version was more compact and focussed. Although supporting the vision in general they also consider Points 1 and 7 to be backward looking instead of achievement focussed and the mention of more in points 5 and 6 as being superfluous. The CCWWD AONB recommends that point 5 be amended to refer to the creation of strong and resilient landscapes. They also consider the detail in the community visions to be useful and effective but suggest that the CCWWD AONB visions as expressed in their Management Plans should also be mentioned (DNP2715).</p> <p><b>Object</b></p> <p>9. The single objection on landscape issues is site specific.</p>

<b>Recreation/Leisure</b>
<p><b>Support</b></p> <p>10. The single comment supporting point 9 of the vision in terms of recreation and leisure suggests that the word 'have' is replaced with the word 'provide'.</p> <p><b>Object</b></p> <p>11. The objections to the vision in terms of recreation and leisure are from two individuals who consider point 9 of the vision to be unnecessary as it makes the Council a hostage to fortune and that the Council will lack to funds to deliver it.</p>

## Transport

### Support

12. The single comment in support of the vision and transport issues is from the Highways Agency (DNP056), a specific consultee. In particular they support the inclusion of sustainable transport and sustainable development in accessible locations as part of the vision.

### Object

13. The single objection was more specific as it relates to parking issues in one particular town.

## General comments

14. Many comments on the vision could not be related to a specific issue as they were site specific or represented the opinion of individuals on such issues as climate change and housing need.

### Support

15. Of those specific bodies supporting the vision Fontmell Magna, Iwerne Courtney and Steepleton, Iwerne Minster and Shillingstone gave no further explanation as to the reason why. Blandford Town Council (DNP2700) in supporting the vision did make a number of suggested improvements in terms of improved transport links with a major SSCT in Wiltshire.

16. Durweston Parish Council (DNP2062) thought that the vision may be too ambitious and that better communications, transport and broadband connectivity would be required to enable the District to be effective in supporting employment and cultural activities. Although supporting the vision in general they were also sceptical about the massive increase in market housing and feel that this will not produce significant jobs.

17. The remaining 52 general consultees ranging from major house builders to the Ministry of Defence and including the Community Partnerships all support the vision.

### Object

18. Stalbridge Town Council and Child Okeford Parish Council are the only two parish councils to object to the vision. Child Okeford is of the opinion that the vision is too town centric and that they do not take into consideration the views of the rural hinterlands (DNP591). Stalbridge Town Council commented on every point of the vision with statements such as 'the vision is dependent on a personal view of climate change' to 'Council's do not control the economy' (DNP2621).

19. All remaining 39 general consultees including agents acting on behalf of land owners and the general public made comments ranging from the vision is 'politically correct and woolly' to the vision needs to be far more 'visionary'. Some objections are more specific and they object to the proposed housing numbers in general and the proposed location of growth in the District.

## Comment

20. GOSW, a specific consultee, neither supports nor objects to the vision but they did make two key comments. In the first comment they were concerned that the spatial portrait is insufficiently linked to the key issues/challenges and the vision and spatial objectives (DNP2126). In the second comment they welcomed the fact that the vision is linked to the SCS and the issues and challenges, but they were consider that the vision was too general and that it fails to articulate how different places will evolve over the plan period (DNP2127).

## Conclusion

21. There were a total of 124 comments on the vision and these comments were almost equally split between support and object, with just a few more comments in support. The general conclusion is that the vision is robust as it has evolved through a lengthy consultation process.

22. However, there were a number of comments from specific consultees that need further investigation. The main one is from EH who are concerned that heritage is not considered District wide within the vision. The CCWWD would like to see their vision incorporated into the Core Strategy vision, but the AONB only covers part of the District so this is not possible and other policies specifically refer to the AONB and its management plans. In response to GOSW's comments that the vision did not articulate how different places would evolve, the Community Partnerships take forward visions for their separate areas and so duplication in the Core Strategy is not required.

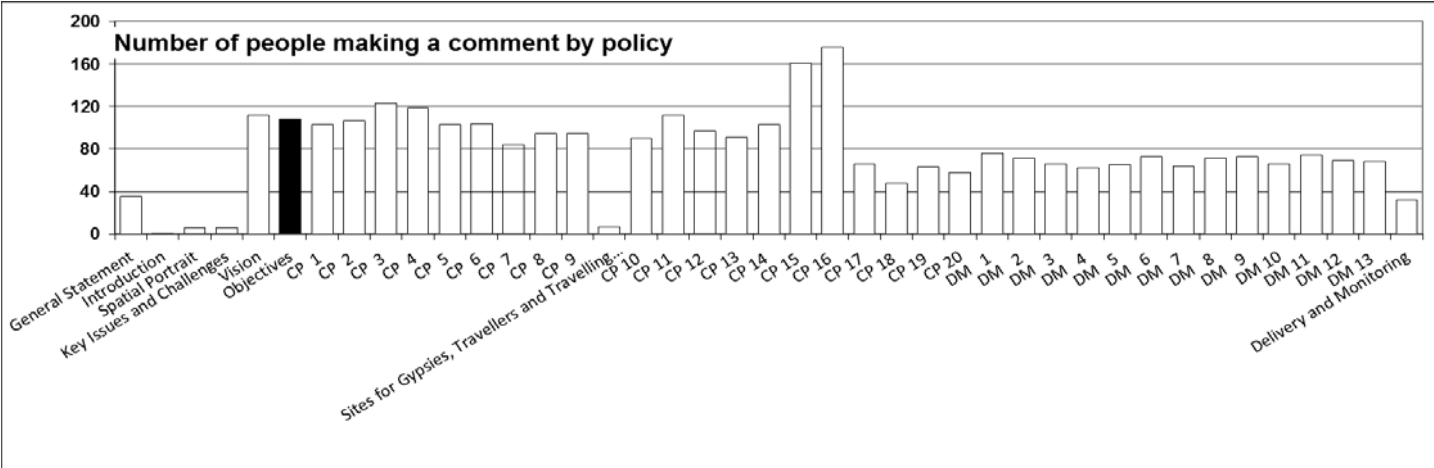
## Actions and amendments

Vision (1) Consider EH request for a more District wide heritage vision. (Heritage)

Vision (2) Clarify in the text the importance of Community partnership visions for the towns in the District. (General comments)

# Objectives

Number of people making a comment: 108



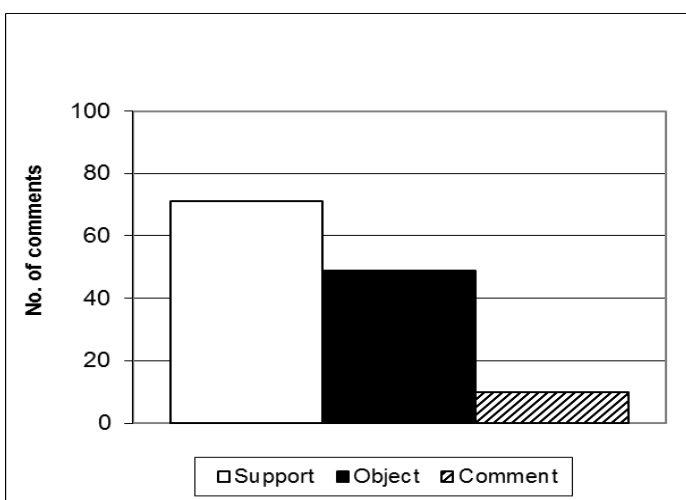
Specific consultees: 12

Blandford Forum Town Council, Child Okeford Parish Council, Durweston Parish Council, English Heritage (EH), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Shillingstone Parish Council, Stalbridge Town Council, Winterborne Stickland Parish Council.

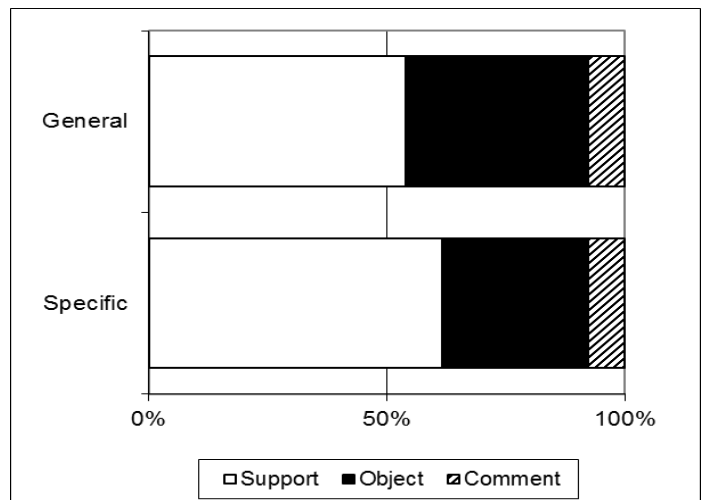
General consultees: 96

Key issues raised	Support	Object	Comment	Total
General comments	62	41	5	108
Affordable housing	0	1	0	1
Climate change	0	0	1	1
Economy	0	1	0	1
Heritage assets	0	1	0	1
Housing	5	3	3	11
Landscape	1	1	0	2
Resources	1	0	1	2
Transport	1	1	0	2
Utilities	1	0	0	1
<b>Total</b>	<b>71</b>	<b>49</b>	<b>10</b>	<b>130</b>

## Breakdown of opinion



## Who said what by percentage



## Objective 1 - Thriving Market Towns

### Support

The Highways Agency (DNP405) is the main specific body that supports Objective 1. They welcome the recognition given to the need for adequate provision of sustainable transport options for new development and support self-contained settlements and sustainable rural communities. However, they do suggest that Community Travel Exchange Centres should be given more prominence and that new housing development should be appropriate to the size of the settlement. They support new development in sustainable locations and are particularly supportive of sustainable transport options as they see this as important in North Dorset because of its very rural nature.

Two other specific bodies who support Objective 1 are Blandford Town Council (DNP278) and Iwerne Courtney and Steepleton Group Parish Council (DNP292). Blandford Town Council go on to suggest that the word 'social' is added after the word 'affordable' in point a) and that the word 'centre' is removed from point c) after the word 'town'.

Nine comments have been made in support of Objective 1 by agents and developers who also recognise the importance of infrastructure to support growth. Blandford Garrison (DNP2183) suggests that Blandford Camp should be added to point h). The CPRE (DNP4153) is supportive of overall housing growth, but suggests that some sites are contentious or unacceptable. Savills (DNP3047) support the overall principle of thriving market towns but suggests a sub objective to specifically refer to the need to provide urban extensions to accommodate future development needs.

### Object

No specific body objects to Objective 1, but other general bodies do. Shaftesbury Civic Society is concerned about infrastructure provision (DNP4668) and the number of people that commute out of the town (DNP4661). Other individuals are concerned about Gillingham and question the need for 2,300 new homes, see the regeneration of the town centre as a priority and have concerns about growth and existing infrastructure in the town. One individual suggests amending the objective to enable market towns to develop their own individuality.

### Comment

No specific body has made a comment on Objective 1. General comments question the number of affordable houses on the land to the east of Shaftesbury, the need to protect the built and natural environment when focusing growth on the market towns and the provision of employment land.

## Objective 2 - Sustainable Rural Communities

### Support

Of the specific consultees supporting Objective 2, Iwerne Courtney and Steepleton Group (DNP2803), Lydlinch (DNP196) and Durweston (DNP2073) Parish Councils, not one of these villages has been identified as a larger village for limited growth.

Others supporting Objective 2 agree with the need to refocus development into more sustainable patterns.

### Object



Two specific consultees object to Objective 2. Child Okeford Parish Council (DNP595) considers focusing development at Stalbridge and the larger villages contradicts with Objective 3 to protect and manage the built and natural environment. Stalbridge Town Council (DNP2622) would like Stalbridge to be considered as a separate entity from Sturminster Newton.

Other general consultees objecting to Objective 3 are concerned about Stalbridge with one agent representing three landowners suggesting that it should be recognised as a thriving market town as it has the capacity for growth. Whilst another agent considered Stalbridge to have been unnecessarily elevated as a larger village from the other 18 that had been identified for limited growth.

A similar point was also raised by another agent who considered that Sturminster Newton was a thriving market town and as such needed to be included in Objective 1. But growth in this town was a concern for the Dorset Wildlife Trust (DNP4808) as it could have a detrimental impact on the Butts Pond Nature Reserve and its population of Great Crested Newts.

One individual was concerned that some of the larger villages such as Charlton Marshall and Pimperne had better communication infrastructure than others such as Milton Abbas and Winterborne Stickland and suggested that the selection of larger villages needed to be reviewed. This was supported by a second individual who suggested that a better definition of 'local services' was required.

#### **Comment**

One general comment was made by Winterborne Stickland Parish Council (DNP650) who did not consider that a balanced comparison of similar settlements had been made.

### **Objective 3 - Protecting and Managing the Built and Natural Environment**

#### **Support**

Blandford Town Council (DNP2701), Iwerne Courtney and Steepleton Group (DNP2803), Lydlinch (DNP196) and Durweston (DNP2073) all support Objective 3 that seeks to protect and manage the built and natural environment.

One major house builder, whilst supporting the principle of sustainable construction techniques and available renewable energy technologies, suggests that there needs to be a pragmatic approach to what is achievable and deliverable within the timescale of the Core Strategy. The RSPB (DNP3640) supports the objective, but suggests that point b) in particular is an opportunity to for the Core Strategy to realise the vision in the Biodiversity South West Nature Map.

Finally the Cranborne Chase and West Wiltshire Downs (CCWWD) AONB (DNP2755) fully supports the objective, but suggest that this objective be elevated to the first objective to demonstrate a hierarchy. They also recommend that 'protecting' is replaced with 'conserving' and that this may be an appropriate place to highlight local responsibility for having policies to contribute to the management of AONB.

#### **Object**

The only specific consultee to object to Objective 3 was English Heritage (DNP 179) who suggest the objective should refer to the built, natural and 'historic' environment.

The other two objections included a site specific comment on views into Shaftesbury and a suggested change to the wording of the objective 'to increase awareness and appreciation of

the value of the environment of North Dorset for our wealth, health and wellbeing, now and in the future, and to protect and enhance (DNP946).

### **Comment**

General comments on Objective 3 are suggested text amendments to paragraph 2.2.9 to include 'wise use of natural resources' and to paragraph 2.2.12 to ensure that all new housing should be of the highest energy and water efficiency. The CPRE (DNP4152) considers the proposed allocations of housing to be the least damaging. But also considers that protection of AONBs, woodland and wildlife habitats and the protection of Listed Buildings and Conservation Areas are vital.

## **Objective 4 - Meeting the District's Housing Needs**

### **Support**

Two specific consultees support this objective. Blandford Town Council (DNP 2701) make the suggestion that the word 'social' should be added after the word 'affordable' and Lydlinch Parish Council (DNP196) support rural exception sites to meet local needs but stress that this must not result in more new unaffordable market housing.

Eight comments made by general consultees all support Objective 4 and affordable housing. However, one individual suggests that affordable housing may be better done in specific areas rather than trying to integrate within general housing areas. Persimmon Homes supports the Council in its request for additional housing numbers in the RSS (DNP1324). They also support the objective as it seeks to focus both market and affordable housing in the most sustainable location and recognises the importance of securing the right type, design and mix of housing (including Lifetime Homes) (DNP1325). One agent suggests that the wording of point c) could be clearer and another suggests that the policy should be more flexible, making specific reference to housing as a rural need.

### **Object**

Iwerne Courtney and Steepleton Group Parish Council (DNP 2803) object to Objective 4, but give no reason. Child Okeford Parish Council (DNP 595) object to point a) which states that the focus of provision will be in the main and local service centres. This is in accordance with their comments on Objective 3.

General objections to Objective 4 range from a suggestion that the objective also needs to make specific reference to care homes and not just affordable housing to the deletion of point b) as urban areas could absorb this additional requirement. One agent considers the objectives to be unachievable and that we should be seeking to provide sufficient housing to meet all sectors of the community, including those with higher incomes who will contribute to job creation and improve the well-being of all. The same agents considers the over concentration on affordability to be self-defeating in the long run. This view is supported by a second individual who suggests that Objective 4 is short sighted as not all development should have low cost housing.

## **Objective 5 - Improving the Quality of Life**

### **Support**

Iwerne Courtney and Steepleton Group (DNP 2803) and Durweston (DNP2073) Parish Council

as specific consultees both support Objective 5.

Persimmon Homes (DNP1326) support Objective 5 as do other individuals who also suggest some minor changes such as including libraries and care solutions to meet the needs of the growing elderly population. Churches Together (DNP5310) suggests a change to the wording of point a) to 'encourage participation and access for everyone'.

### **Object**

No specific consultee objects to Objective 5.

Only 3 general consultees objected to Objective 5, with general concerns over the proposed levels of housing and the supporting infrastructure, a suggested amendment to the title wording and by the Dorset Wildlife Trust (DNP4809) to point c) as they consider sports and recreational facilities and open spaces play a key role in delivering multi-functional green space.

### **Comment**

CPRE (DNP4151) made the general comment on Objective 5 that although the objective seems reasonable that when it is set against substantial population growth none of the measures proposed would be sufficient to prevent a worsening of quality of life overall.

## **General comments**

### **Support**

Iwerne Minster (DNP2274), Shillingstone (DNP2366) and Fontmell Magna (DNP2321) all supported the objectives in general but gave no further explanation as to the reason why. Thirty three other general consultee also supported the objectives in general but gave no explanation why.

### **Object**

Child Okeford Parish Council (DNP596) object to the objectives in general and is of the opinion that Figure 2.2.1 sets out the issues and assumes the answers without considering the views of residents thus giving the impression that the plan is a fait accompli.

Of those 19 individuals objecting to the objectives in general, 7 offer no reason for their objection. Others have raised concern about empty factories and lack of infrastructure. One individual suggests that: there is no need for any more housing in North Dorset; no other industry except farming needs to be located in North Dorset; and other industries should be located to North East England where many thousands are without jobs.

### **Comment**

The two general comments on the objectives are from agents. One represents a major house builder and they consider the matrix (Figure 2.2.1) to clearly show the relationship between the issues, challenges, vision and objectives. They go on to suggest that it could be improved by the addition of a further column so that the relationship to policies is also shown. They also suggest that whilst Figure 4.5.1 shows the implementation and monitoring of the policies it does not relate to the objectives and vision and that Figure 4.2.1 shows the relationship between the objectives and the core strategy. One spread sheet could usefully set out all the relationships.

The second agent is of the opinion that the aspirations of the Core Strategy are not achievable given the scale of development proposed.

## Conclusion

Overall the objectives that link the 'core' and 'development management' policies to the vision are well supported. In Objective 1 – Thriving Market Towns the importance of the District's towns has been recognised by both the specific and general consultees. Minor changes to the text to reflect individual interests have been suggested and some concern has been raised about infrastructure provision and the scale of growth in general.

Objective 2 – Sustainable Rural Communities is the most contentious objective. Objections are focused on the sustainability of villages from both those villages that are included and those that are excluded from growth. This split is also mirrored in those supporting the objective as they are supporting it because they are not included. The categorisation of the villages and the issue of sustainability is an issue that needs to be investigated further, but this issue is not limited to villages and similar concerns have been raised in relation to Sturminster Newton and Stalbridge and the important role they play in the District. A number of people suggest that Sturminster Newton and Stalbridge need to be considered as 'market towns'.

Again there is general support for Objective 3 – Protecting and Managing the Built and Natural Environment with only English Heritage suggesting that the objective is widened to include 'historic' environment. Other comments are site specific or a matter of personal opinion.

Objective 4 seeks to deliver more housing, including more affordable housing that better meets the diverse needs of the District. Opinions vary on the need and location of affordable homes.

Quality of life is an issue at the heart of the Sustainable Community Strategy for Dorset and is reflected in Objective 5. The objective is well supported and a number of positive additions have been suggested to further enhance it.

Finally Figure 2.2.1 is a matrix that shows the relationship between the issues, challenges, vision and objectives. A number of individuals felt this diagram was useful and even suggested that it went one step further and included the relationship with the policies themselves.

## Actions and amendments

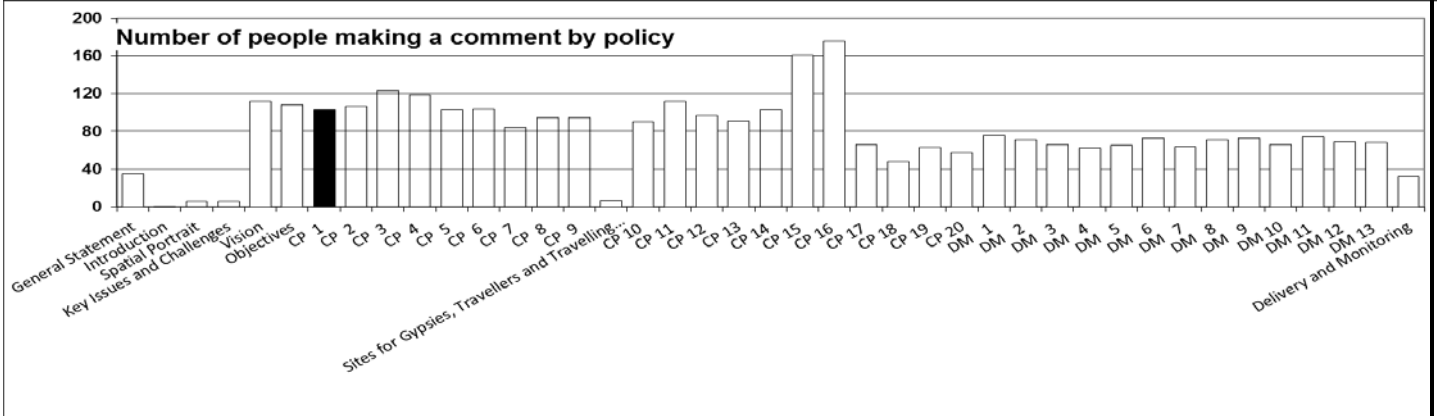
Objective (1) Review the spatial strategy for taking forward sustainable growth (Objective 1/2)

Objective (2) Consider text amendments suggested by specific and general consultee (Objective 3 & 5)

Objective (3) Explore the possibility of summarising Figure 2.2.1 and including policies (General)

# CP 1 Tackling Climate Change

Number of people making a comment: 103



## Specific consultees: 13

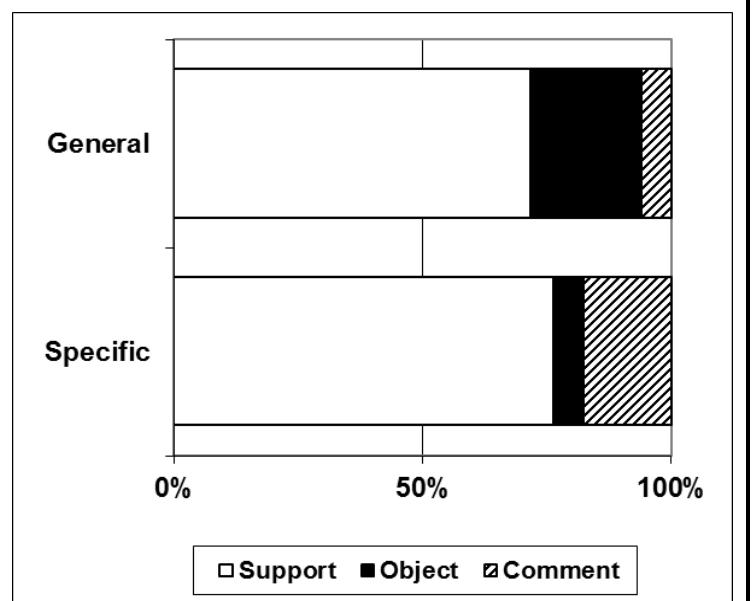
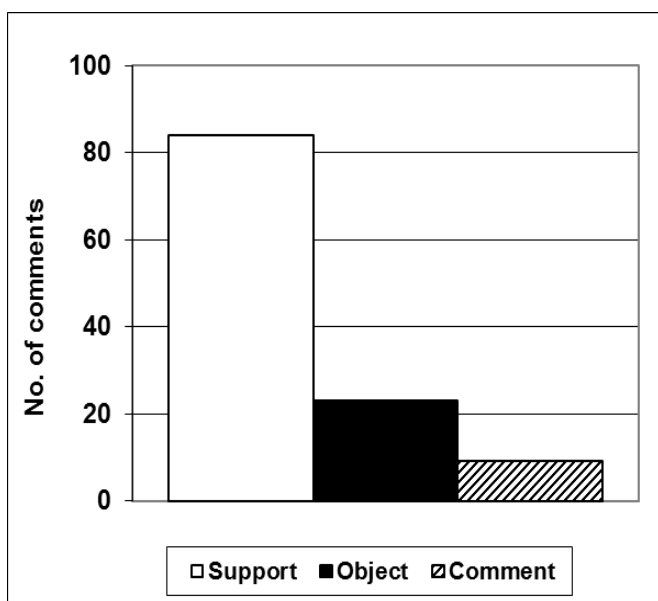
Blandford Forum Town Council, Bourton Parish Council, Child Okeford Parish Council, Dorset County Council, Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shillingstone Parish Council, Stalbridge Town Council.

## General consultees: 90

Key issues raised	Comment	Object	Support	Total
General Comments	1	9	52	62
Affordable housing	0	1	1	2
Climate change	4	10	24	38
Flooding	1	0	0	1
Housing	0	2	0	2
Landscape	0	1	2	3
Resources	3	0	3	6
Transport	0	0	2	2
<b>Total</b>	<b>9</b>	<b>23</b>	<b>84</b>	<b>116</b>

## Breakdown of opinion

## Who said what by percentage



## Affordable Housing

### Support

1. Comments on CP1 in relation to affordable housing were from general consultees. One response offered general support for the policy content but raised concerns over the impact of the measures proposed on the affordability of housing.

### Object

2. The objection to CP1 in relation to affordable housing centred on the viability of developments if the proposed measures are enforced. The suggestion was that the targets included in the policy would drive up construction costs and increase the affordability gap making schemes unviable.

## Climate Change

### Support

3. Several comments were received relating to energy efficiency in buildings. Generally these comments suggested that the policy does not go far enough to encourage the highest levels of energy efficiency and the use of sustainable construction techniques.
4. Specifically, several responses stressed that developers should be made to install the optimum levels of insulation and to install grey water storage systems to increase the efficiency of dwellings during their operation. In addition, to enable residents to act to reduce their energy consumption, comments suggested that developers should be required to install energy consumption monitors. In addition to these requirements for new build, one response highlighted the need for increased efforts in retrofitting existing buildings including listed buildings.
5. Comments suggested that the policy needs to be translated into action by encouraging practical measures to reduce reliance on non-sustainable energy sources, and that all measures to counteract climate change including passive solar design, should be designed into all new developments, both residential and commercial.
6. Aside from energy efficiency measures, several comments suggested that efforts to tackle climate change should include deployment of renewable and low carbon technologies and that there should be more emphasis on "Green Energy" within the policy. Specific technologies mentioned included the use of geo and hydro thermal energy, ground source heat pumps and solar panels and that developers should be required to install renewable energy technologies during the construction of all new buildings. The technologies installed should be appropriate to the location of the building and the available energy source.
7. In addition to these technologies, it was suggested that particular attention was made to "off grid" areas where mains gas was not supplied and hence there was a reliance on oil as a fuel. It was suggested that this reliance on more expensive fuel sources impacts on the health and wellbeing and affordability of living in villages. It was suggested that these areas could benefit from greater use of wood as a fuel and the role that the Forestry Commission and other woodland management organisations can play. One comment also pointed out that the farming sector has a significant contribution to make to renewable energy targets.

8. Several comments were made supporting renewable energy technology deployment but expressed concerns about the appropriateness of particular technologies including the appropriateness of wind farms. Another comment suggested that the efficiency and economics of renewable energy should be considered as part of the policy. Concern was also raised over “embedded carbon”, the carbon produced during construction and installation, and that this was not mentioned in the policy.
9. Some agents and developers did make the point that the nationally agreed approach to implementing the Code for Sustainable Homes should be the basis for the policy. Comments suggested that the policy emphasis should be on what is practicable and deliverable rather than going beyond the national target. In addition, there was a request that the scope of the policy in terms of sites that would be expected to comply with it was made clear.
10. In addition to the comments about renewable energy and energy efficiency, comments received highlighted some institutional issues that need to be addressed. These include greater understanding of issues and technologies by officers and members through access to training opportunities and the need for all departments, agencies and organisations that have a role to play in implementing the policy to support and take ownership of it.
11. One comment suggested that point d) of the policy “developments shall take account of the existing and predicted effects of climate change” was insufficiently precise and that it should be removed.

### **Object**

12. Several of the objections to the policy were on the grounds that it did not go far enough in its efforts to tackle climate change. Suggestions were that the policy should seek to exceed the national and regional sustainable construction targets and increase the number and capacity of decentralised, micro and local renewable energy installations.
13. Suggestions included that planning is ‘relaxed’ to permit installation of solar panels on roofs, small scale wind turbines and proactively encouraging anaerobic digestion to serve towns and villages. In addition to this, comments were made that suggest retrofitting the existing housing stock should receive more emphasis especially in areas that are off mains gas.
14. Responses in objection to the content of the policy centred around three main themes. Firstly, suggestions were that the provisions of the policy would make developments unfeasible or unviable and therefore should only apply to situations where it was practical to do so. The suggestion was that the extra costs resulting from the policy would increase the affordability gap. Secondly, suggestions were that the policy should not go beyond the nationally set targets as these targets are challenging enough for the development industry.
15. The third theme of the objections was that the policy was a repetition of national policy and therefore it did not reflect local circumstances, opportunities and viability considerations. In this respect, the policy was suggested to be contrary to PPS12.
16. One response suggested that increased renewable energy deployment would adversely affect the visual character and appearance of the area.

### **Comment**

17. General comments received reinforced the above comments primarily enforcing the view that the policy doesn’t go far enough. Suggestions were that the national targets

are not high enough and that current developments were not of sufficient standard in terms of sustainability. Suggestion was that the policy should do more to improve this situation.

18. One comment from Natural England was that the policy should be amended to include recognition of transport related emissions and that efforts should be made to encourage local needs to be met locally, reducing the need to travel and the distance travelled. Natural England suggested that a further bullet point be added to the policy to this effect.

## Housing

### Object

19. Two responses suggested that the impact of 2300 new homes at Gillingham would increase CO<sub>2</sub> emissions, making climate change worse. This concern is applicable to the level of growth being planned across the whole district.

## Landscape

### Support

20. Comments received relating to landscape generally supported the provisions of the policy as being realistic in its efforts to encourage energy efficiency, sustainable construction and local provision of renewable energy. Bourton Parish Council raised concerns over the impact of large scale projects which may have a detrimental effect on locally sensitive views. A suggestion was also made that all new buildings should incorporate solar panels.

### Object

21. One response suggested that although flood risk is one significant issue facing the district as a result of climate change the policy does not adequately address the other risks that will result for example water shortages, soil erosion, changes in farming, all of which will have an impact on the landscape.

## Resources

### Support

22. With regard to waste management (reduction and recycling of), Dorset County Council supported the requirement that recycling space be incorporated into developments. Dorset County Council also suggested that the policy should include positive actions to help achieve the Joint Waste Management Strategy aims and objectives.

### Comment

23. The Environment Agency suggested that the section should be moved to the infrastructure section to make it more delivery focused. One other comment suggested that the need for a new sewage plant at Gillingham was an opportunity for incorporating an "energy from waste" plant at the town.



24. Natural England, in their response suggested that greater emphasis should be placed on encouraging water efficiency as this has a direct relationship with energy consumption.

## **Transport**

### **Support**

25. Both the Highways Agency and Dorset County Council (DCC) as the Highways Authority for Dorset supported the efforts being made to tackle climate change in the policy. The suggestion was made that the link between transport and climate change could be made more explicit.

## **General comments**

### **Support**

26. Many organisations and individuals offered their support for Core Policy 1 but gave no explanation or comment as to why. This category included the parish councils of Fontmell Magna, Iwerne Courtney and Steepleton, Iwerne Minster, Shillingstone and Blandford Town Council. One comment suggested that the policy had been over complicated and could be shortened to make it more succinct.

### **Object**

27. Objections to this policy were received from Stalbridge Town Council who considered the policy a waste of time until India, China and the USA reform.

28. One objection suggested that National and European policy in relation to growing population and food production was incorrect.

29. In addition to this, other objections suggested that the policy was too ambitious, that the policy was unclear and in need of more explanation and that the measures proposed in the policy would cost too much to implement.

## **Conclusion**

30. Responses to the consultation highlighted significant levels of support for the approach being taken in Core Policy 1. Comments suggested that all buildings, both commercial and residential should incorporate all possible measures to tackle Climate Change. Measures should include the highest levels of energy efficiency, the use of renewable energy technology, improved water efficiency including the use of grey water and the use of passive solar design. It was also suggested that the policy should explicitly make the link between climate change and transport and point to measures to reduce emissions from this source.

31. In relation to renewable energy, comments highlighted the need for the technology to be appropriate to the location and the available energy source. Concern was however highlighted about the visual impact of renewable energy technologies, particularly on locally sensitive views. Responses pointed out that waste was a resource that could be utilised to produce energy through an energy-from-waste plant and that this included the potential for an anaerobic digestion plant at Gillingham to support the development and

replace the towns sewage treatment works.

32. In relation to energy efficiency, comments suggested that the focus should be on improving the efficiency of areas that were “off-gas” and therefore where there was a high reliance on expensive fuels such as oil for heating. This would have an impact on the cost of living and general health and wellbeing in rural areas. An underused alternative to heating oil would be to use wood as a fuel.
33. It was suggested that retro-fitting of energy efficiency measures should be encouraged and that listed buildings should be included in this. It was also mentioned that there is a need to improve the energy performance of listed buildings by permitting the use of micro-generation technologies.
34. Concerns raised about the policy related primarily to the impact the proposals would have on the viability of development and in particular the affordability of new dwellings. Suggestions were that the council should not go beyond the nationally agreed timetable for implementing energy efficiency measures and that the requirements of the policy should only apply to development where it is deliverable and practical to do so.
35. The policy was suggested to not be locally specific enough and only reiterated national policy. It did not reflect local circumstances, local opportunities and local considerations of viability.
36. Responses highlighted that the policy did not mention the potential risks associated with climate change other than increased flood risk. These risks are outlined in the report by Natural England on the impact of Climate Change on the Cranborne Chase AONB.
37. One response highlighted the need for all partners to take ownership of the strategy and to ensure that council officers and councillors are trained to a high level so that they can understand the important issues that exist in relation to the strategy.

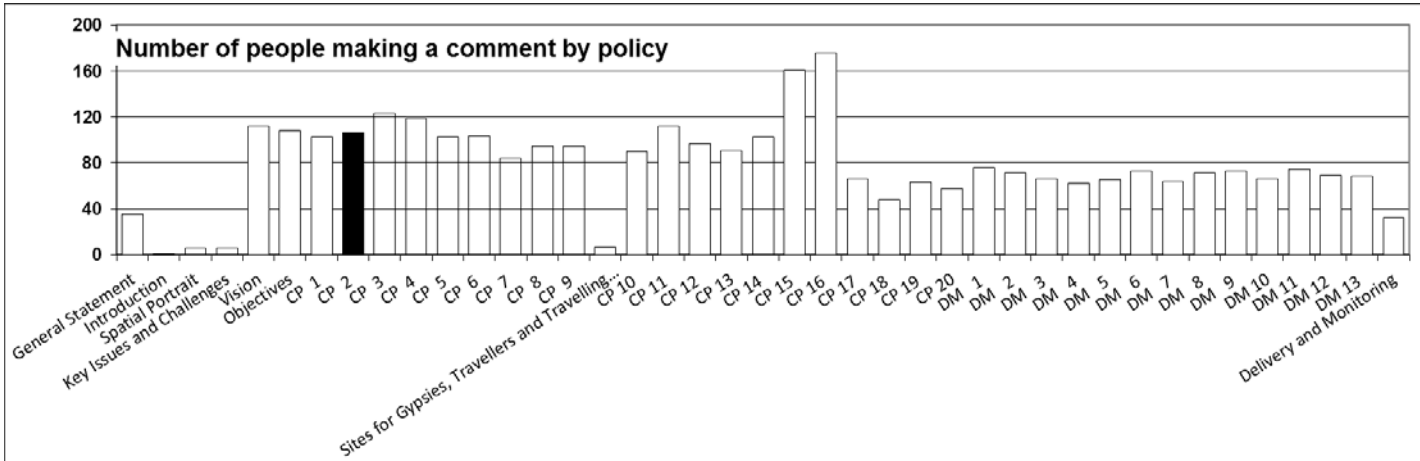
### **Actions and amendments**

- |         |   |
|---------|---|
| CP1 (1) | Ensure that the policy adequately addresses energy efficiency, renewable energy water efficiency and passive solar design. Explore the approach to sites where the extra cost burden associated with the policy (i.e. if the national timetable for improved energy efficiency in new building were to be exceeded through policy) would make the development unviable. |
| CP1 (2) | Explore the appropriate location within the Core Strategy for highlighting the link between transport and climate change, ensuring that measures are in place to reduce emissions from this source.   |
| CP1 (3) | Explore the appropriateness of renewable energy technologies to different locations looking in particular at the availability of energy sources and the impacts on amenity and landscape ensuring that the policy was more locally specific.  |
| CP1 (4) | Explore the potential for Gillingham sewage treatment plant to be upgraded to an anaerobic digestion plant.   |
| CP1 (5) | Identify areas that are “off-gas” and look into potential solutions to reduce living costs associated with heating.   |
| CP1 (6) | Look into ways of encouraging the retro-fitting of the existing housing stock to improve energy efficiency including measures applicable to listed buildings  |

- CP1 (7) Ensure that the Core Strategy encompasses the potential risks associated with the on-set of climate change.
- CP1 (8) Develop a policy approach that councillors and the Council's partner organisations can sign up to.

## CP 2 Delivering Sustainable Forms of Development

Number of people making a comment: 107



### Specific consultees: 15

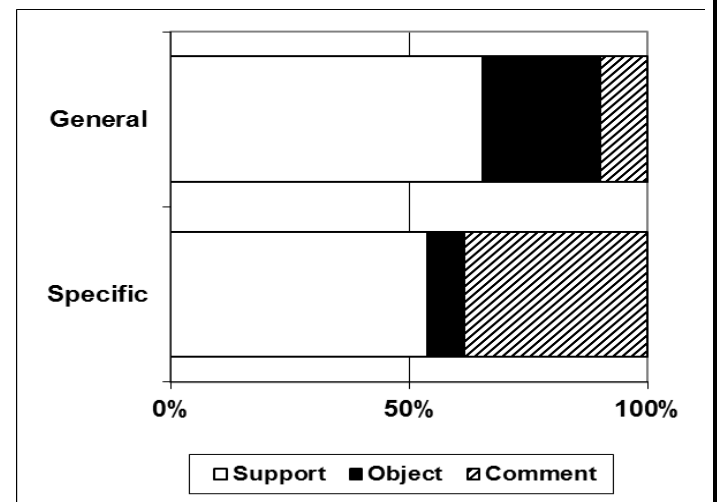
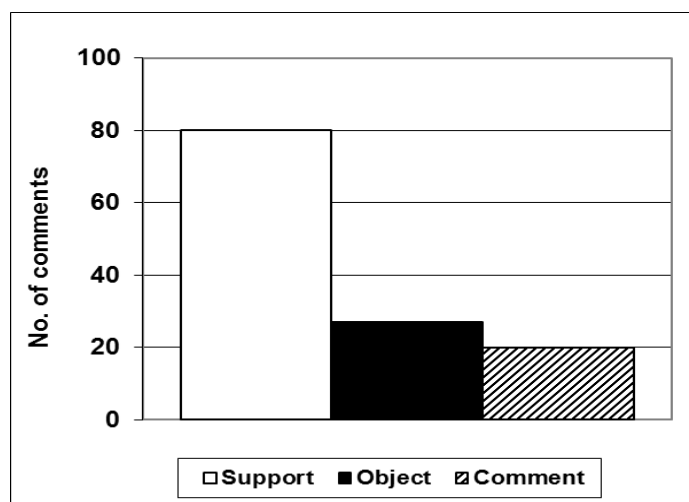
Blandford Forum Town Council, Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Natural England, Shillingstone Parish Council, Stalbridge Town Council, Wessex Water.

### General consultees: 92

Key issues raised	Support	Object	Comment	Total
General comments	73	21	6	100
Delivery	0	1	0	1
Education	0	1	0	1
Flooding	1	0	4	5
Housing	0	1	1	2
Landscape	1	0	0	1
Recreation/leisure	0	0	1	1
Resources	2	2	4	8
Transport	3	1	4	8
<b>Total</b>	<b>80</b>	<b>27</b>	<b>20</b>	<b>127</b>

### Breakdown of opinion

### Who said what by percentage



## Climate Change

### Object

1. One comment objected to the policy as it was considered unclear in its explanation of sustainable development. The respondent also made clear their opposition to wind turbines claiming they are uneconomical.

### Comment

2. Natural England highlighted the fact that “sustainable development” is about more than just development location as it includes elements of the form of development and how it is undertaken. It should also mention the importance of energy efficiency.

## Delivery

### Support

3. One response agreed with the principles and aims of the policy but suggested that implementation may be difficult to achieve.

## Education

### Object

4. One response suggested that there will be no capital funding for infrastructure in the future especially for schools.

## Flooding

### Support

5. The Environment Agency pointed out a few errors in wording within the policy and proposed alternative text. In addition there were a few areas where additional text was proposed to supplement the current policy wording.
6. Lydlinch Parish Council supported the policy with regard to flooding instances. An individual response suggested that soakaways (SuDS) are included within the policy for all new developments.

### Comment

7. The Environment Agency made reference to the need for Flood Risk management infrastructure to be included in the list of Supporting Infrastructure in paragraph 2.3.18.
8. Wessex Water signalled their intentions to work with planners and developers to ensure that new development does not increase the risk of sewer flooding. The RSPB suggested that caution was needed in the implementation of flood defence measures as they can pose a threat or an opportunity to wildlife and their habitats.

9. One response suggested that all new building should be prohibited on flood plains and that all existing buildings should be relocated.

## Housing

### Support

10. Support was given to the approach of having a balance between jobs and housing growth.

### Object

11. One respondent gave general support to the policy, but thought that part f) was too onerous. The policy should be amended to remove the requirement to “improve” the character of an area and change to “respect and where appropriate improve” the character of an area.

### Comment

12. One other comment suggested that high quality design is essential including new forms of vernacular architecture incorporating renewable energy and energy efficient materials.

## Landscape

### Support

13. Support was given by Woolland Parish Meeting to the amenity section of the policy. They suggested that the residents of the district highly value their AONB status. The Cranborne Chase and West Wiltshire Downs (CCWWD) AONB suggested that landscape character and consideration of the AONB are included within the policy.

14. One response suggested that part a) of the policy (green, social and grey infrastructure) was too full of jargon.

## Recreation / Leisure

### Support

15. Natural England welcomed the inclusion of Green Infrastructure within the policy although they suggested that the policy be amended to clearly state that Green Infrastructure will need to be included in the formation of development proposals from the outset and not seen as a “bolt on”. Natural England also suggested that the Green Infrastructure plan should be in place so that landowners and developers are aware of the requirements before negotiations commence.

## Resources

### Support

16. There were several comments received about the availability of water resources. Wessex Water supports the promotion of water efficiency measures and SuDS in developments and suggests that there is adequate water resource in the area to meet the demand from new development.
17. Contrary to this statement from Wessex Water, one environmental body indicate that the Catchment Abstraction Management Plan for the River Stour suggest that much of the catchment is over licensed and that the extra development will increase the pressure on these resources.
18. Several comments were received giving support to the approach of protecting Grade 1 and productive agricultural land in the interests of food security.
19. There was also a suggestion that any focus on previously developed land should not hinder the release of greenfield sites.

### **Object**

20. Echoing the support for protection of agricultural land as outlined above, two responses objected to the policy on these grounds. The suggestion was that not enough emphasis had been given to food production and being able to produce more of our own food. In particular, Durweston Parish Council was unsure if development could be an “improvement” if it uses quality agricultural land.
21. One suggestion was that all brownfield sites should be developed before any greenfield sites are considered.

### **Comment**

22. Natural England highlighted the need for protection of river water quality through reductions in nitrate pollution especially from foul drainage. Natural England’s view is that the wording in the policy is not strong enough and that additional housing will increase the demands on existing inadequate sewage treatment facilities. In addition, Natural England suggests that the policy should require rather than encourage the use of SuDS.
23. The Environment Agency suggests that the policy should refer to two additional documents; the EU Water Framework Directive and the EA policy document GP3 on Groundwater Protection.
24. On this theme, one suggestion was that more use should be made of grey water for flushing toilets and the collection of rainwater from roofs.
25. There was a suggestion that land could be used to produce a locally sustainable wood resource; as a fuel, as a building material and as orchards for food production. This could form part of the Gillingham Royal Forest. It was also stated that virtually all land around Gillingham is Grade 3 agricultural land.

## **Transport**

### **Support**

26. Dorset County Council suggested that efforts to reduce car journeys should be refocused

to reduce single occupancy car journeys as cars have a useful role to play in providing a flexible means of transport. In addition, minimising the need to travel should be refocused to maximise sustainable travel choices as for example travel by bicycle or on foot can positively impact on health and wellbeing. Several changes to the wording to alter the emphasis of the transport related sections of the policy were suggested by DCC.

27. The Highways Agency supports the approach to managing traffic and consider that public transport improvements are key to delivering sustainable development. It would also expect developers to fund any required infrastructure improvements.

28. Several comments in support of the policy were unsure about the approach of encouraging cycling and walking. Cycling and walking were seen as more of a leisure activity and therefore cars will still be used to “pop to the shops”. Support was given for the aim of reducing the need to travel as well as for improving public transport.

29. Support was given by a large developer to efforts to reduce the need to travel and the requirement for cycle storage as a flexible part of the Code for Sustainable Homes.

### **Object**

30. One objection suggested that the policy was at odd with others. Sustainable development cannot be achieved when 1500 homes are proposed in Blandford as this would perpetuate the existing unsustainable commuting patters between the town and the Bournemouth / Poole conurbation.

### **Comment**

31. Dorset County Council also gave some useful information about the practicalities of providing a bus service in rural areas. They pointed out that due to the “dog leg” that would be required to deviate from the Gillingham/Shafesbury route; it would be difficult to provide a reasonable service to Motcombe. Due to the dispersed nature of Marnhull and its proximity to Shafesbury and Gillingham, it is difficult to provide an adequate service in the village. Further growth in Sturminster Newton and Stalbridge should provide an opportunity to improve the service in that area.

32. Several parish councils responded on the subject of sustainable transport to point out that public transport in rural areas is not viable and practical especially when there is only one bus per week in certain villages. In addition, due to the distances between villages and towns, there is little chance of getting people to cycle or walk rather than drive. There was however support from some parish councils for the provision of cycle racks in public places.

33. Suggestions were that a whole package of measures would be required to achieve more sustainable transport including shared transport schemes, minibus hire, encouraging shoppers to shop at different times of the day, coordinated bus/train links, better pavements and traffic calmed streets in towns and villages.

## **General comments**

### **Support**

34. In general there was a high level of support for the policy from many of the Parish Councils; often this support was not accompanied by any explanation. The specific



comments received by parishes, not covered above, included a suggestion that a requirement for “economic infrastructure” be included within the policy.

### **Object**

35. Several organisations objected to the sustainable development policy but gave no explanation for this objection. The main reasons given by those which elaborated on their objection were related to cost and the fact that the policy was not locally specific enough. One objection was specifically written as being an objection to National and European policy in dealing with growing population and food production.

36. Other objections related to the lack of clarity within the policy and the use of terms that were unfamiliar to the reader.

### **Comment**

37. The Environment Agency suggested an amendment to part e) of the policy to ensure that development accords with national policy in relation to hazards throughout its design life.

### **Conclusion**

38. The response to this policy showed the level of support for the approach suggested with the aim of having a balance of job and housing provision specifically supported. The main areas where comments were made were in relation to flooding and transport.

39. In relation to flooding, comments supported the approach of avoiding flood prone areas and for incorporating flood alleviation measures within all new developments. The issues raised included the need for SuDS to be included within all developments, the need to include flood prevention infrastructure within the list of supporting infrastructure. One significant concern raised was the potential conflict between flood alleviation measures and the protection of wildlife habitats.

40. In relation to transport, the main conclusion is that a package of measures are needed to deliver a more sustainable transport system. This should include cycling and walking and public transport but should also acknowledge the limitations of these within a rural area. The focus of the policy should be on reducing the number of single occupancy car journeys rather than simply reducing car journeys. In addition, the role of car sharing and minibus hire should be acknowledged.

41. The availability of water resources was also seen as important with comments suggesting that there was insufficient water available whilst others suggested the opposite. This will need to be investigated however for development to be sustainable, efficient use of water and rainwater/grey water harvesting are important. This fact was backed up in the consultation responses. In addition, the pollution of rivers with high nitrate levels as a result of inefficient and inadequate sewage treatment plans was highlighted and will need to be looked into.

42. The protection of agricultural land was seen as important for its role in food and fuel production. Similarly, there were comments highlighting the need to maximise the use of previously developed land but without hindering growth.

43. The difficulty of providing bus services to rural areas needs to be taken into account especially in relation to certain villages. In these locations, it may be necessary to amend the spatial strategy and housing distribution policies.

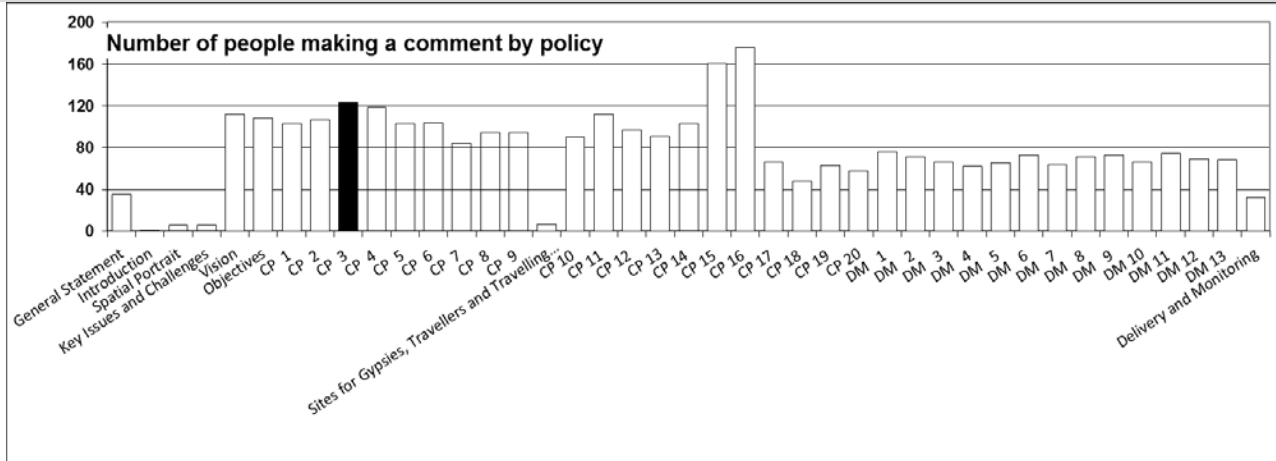
44. Several suggestions were made to supplement the policy and therefore the criteria for sustainable development including an acknowledgement of landscape character and AONBs within the policy. It was also suggested that the requirements in relation to Green Infrastructure be spelt out early so that they can be built into development proposals rather than being seen as a “bolt on”.
45. Several comments suggested that the policy may be difficult to achieve and that all of the infrastructure requirements of the policy to support the proposed development may be too costly.
46. Several comments on the policy suggested that it was difficult to understand, being too jargonistic and therefore needed to be simplified.

### Actions and amendments

- CP2 (1) Review the section on flooding and flood prevention infrastructure so that it reflects the concerns raised, where valid but especially in relation to protecting developments from flooding (Flooding)
- CP2 (2) Go through in detail the response from the Environment Agency to cover the detailed responses contained within their submission (Flooding)
- CP2 (3) Review the section on sustainable transport to reflect the concerns raised in the consultation, where valid. (Transport)
- CP2 (4) Go through in detail the response from Dorset County Council to cover the detailed responses contained within their submission (Transport)
- CP2 (5) Seek clarification as to the availability of water resources within the area to support the proposed levels of development. Ensure that the Core Strategy promotes water efficiency and the harvesting and reuse of rainwater/grey water. (Resources)
- CP2 (6) Seek clarification as to the capacity of sewage treatment plants to ensure that the level of nitrate pollution in the District’s rivers is improved. (Resources)
- CP2 (7) Look into the level of infrastructure that is needed to support the proposed level of development to ensure that development is still viable once infrastructure is factored in. (Delivery)
- CP2 (8) Ensure that the approach to Green infrastructure is clear so that development proposals address this important aspect of sustainable development from the outset. (Recreation / Leisure, Biodiversity)
- CP2 (9) Review the approach to previously developed land and agricultural land so that it addresses the concerns raised. (Resources)
- CP2 (10) Consider the need to incorporate landscape character into the policy wording. (Landscape)
- CP2 (11) Where possible simplify the policy wording or explain terms used to ensure that it can be read and understood easily. Ensure that all policies are consistent.

## CP 3 Core Spatial Strategy for North Dorset

Number of people making a comment: 123



**Specific consultees: 16**

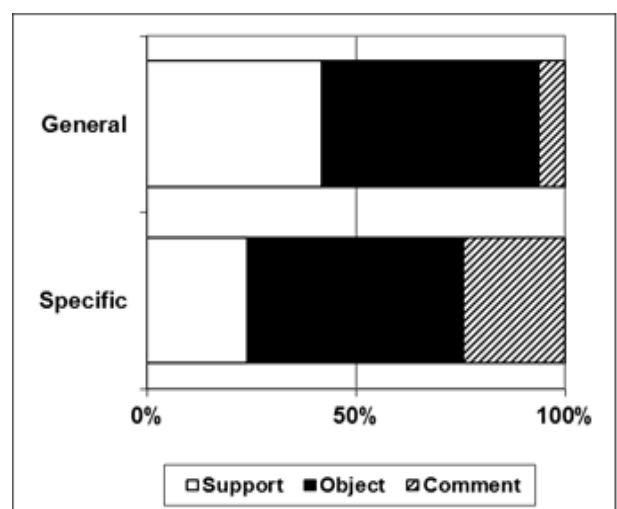
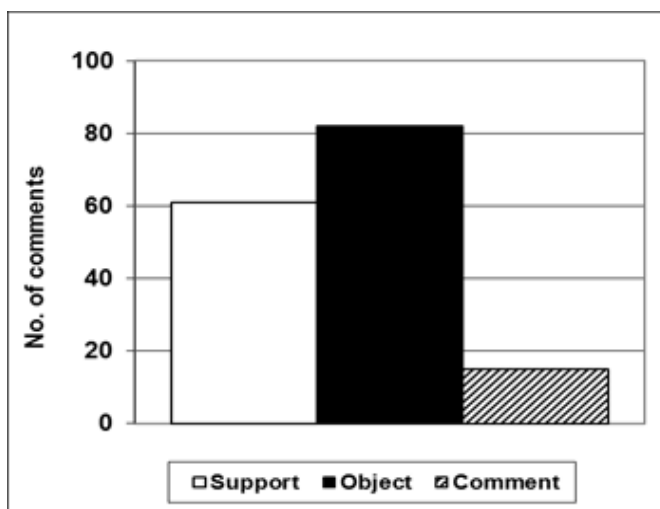
Blandford Forum Town Council, Charlton Marshall Parish Council, Child Okeford Parish Council, Compton Abbas Parish Council, Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Milton Abbas Parish Council, Natural England, Shillingstone Parish Council, Stalbridge Town Council.

**General consultees: 107**

Key issues raised	Support	Object	Comment	Total
General comments	34	21	6	61
Affordable housing	1	2	0	3
Economy	0	3	1	4
Biodiversity, habitats and species	1	0	0	1
Housing	21	52	5	78
Landscape	1	1	0	2
Recreation/leisure	0	0	1	1
Resources	1	0	0	1
Transport	2	3	2	7
<b>Total</b>	<b>61</b>	<b>82</b>	<b>15</b>	<b>158</b>

**Breakdown of opinion**

**Who said what by percentage**



## Affordable housing

### Object

One agent is of the opinion that settlement boundaries primarily exist to limit opportunities for open market housing and that this has led to a shortfall in sites for more specialist housing with potential providers of this type of housing being "outbid" by developers of open market housing. They suggest that specific sites should be released for the purpose of meeting the need for specialist housing.

### Support

One agent suggests that CP3 be amended to provide greater flexibility for market and affordable housing in rural areas.

## Biodiversity, habitats and species

### Support

Natural England (DNP365) support CP3 and the fact that most development will be focused in the in existing towns and the more sustainable villages, however, they do suggest that any development in Fontmell Magna needs to carefully consider the impact on the Fontmell and Melbury Downs SAC. Similarly they raise concern about growth in Sturminster Newton and Stalbridge and the resulting increase in traffic on the A357/A3030 and the impact this might have on the Rooksmoor SAC.

## Economy

### Object

Objections to CP3 on the issue of the economy are limited to Child Okeford Parish Council who claim that the availability of employment has not been used in the assessment of Development Policy C Settlements. One individual is of the opinion that growth is not needed as it will lead to unemployment.

One agent suggests that as Sturminster Newton is significantly larger and plays a different role to other Development Policy C Settlements that it should be recognised as such.

### Comment

Fontmell Magna Parish Council suggest that to support the village as a service centre that encouraging the tourist industry within the local area would be a better option.

## Resources

### Support

One agent supports the focus on the main towns but suggests that greater emphasis needs to be given to the implementation of proposals in particular the recognition of the differing economies that exist between previously developed land (brownfield land) and greenfield land if the proposed emphasis on brownfield land is to be realised.

## Housing

The vast majority of comments in relation to CP3 relate to the suitability of settlements to accommodate growth.

### Support

Those supporting CP3 include Blandford Forum Town Council, although they recognise that the boundaries of the town and Blandford St Mary will need to be reviewed, and Durweston and Lydlinch Parish Councils. For these two smaller settlements the countryside policy of restraint will apply. Whilst supporting CP3 Durweston Parish Council deplores the loss of their settlement boundary. Lydlinch Parish Council on the other hand accepts the rural exception policy to ensure that essential rural needs are met.

A number of agents also support CP3 and the distribution of growth to the main towns of Blandford and Gillingham. Agents and individuals also support growth in Sturminster Newton, Marnhull, Motcombe, Winterborne Stickland, Pimperne and Bourton. A small number suggest that Sturminster Newton should be a Development Policy B Settlement. Those supporting the policy also suggest that some villages, namely Spetisbury and Fontmell Magna, should be excluded due to their lack of facilities or landscape setting.

A number in support of CP3 also suggested that a review of facilities in the villages was required.

### Object

All but one of the towns and parishes identified as RSS Development Policy C Settlements objects to CP3. All object to the classification of their settlements and quote lack of services, capacity of facilities and previous growth as issues and reasons why their settlement shouldn't be identified for further growth. This view is also supported by a large number of individuals who consider the assessment of RSS Development Policy C Settlements to be flawed.

One agent also objects to the inclusion of Child Okeford, East Stour, Fontmell Magna, Stourpaine and Winterborne Stickland as Development Policy C Settlements as these settlements have issues relating to lack of facilities, lower populations, more significant environmental constraints and lack of deliverable sites for residential development. The same agent suggests that greater clarity is needed over proposed growth levels and that any Site Allocations Document should also consider employment, recreation and community uses as appropriate to each settlement.

A number of individuals would like to see more growth in West Stour, Milton on Stour and Tarrant Keynston. However, a number of individuals in Motcombe do not want any further growth as they consider that this would put extra pressure on existing facilities and infrastructure and would ultimately lead to the loss of valuable agricultural land. Residents in Milton Abbas and Winterborne Stickland have similar views and object to their settlements being identified as Development Policy C Settlements suitable for growth.

Residents and agents have differing opinions about future development in Stalbridge. Stalbridge Town Council does not agree with the RSS, its housing figures and categorisations and suggest that it is scrapped.

One individual objects to CP3 as they consider Sturminster Newton to be a Development Policy B Settlement due to the important role it plays as a service centre to the surrounding villages.

Iwerne Courtney and Stepleton Parish Council and Iwerne Minster Parish Council are concerned about the viability of the smaller villages where growth is restricted. Child Okeford Parish Council whilst objecting to its classification as a Development Policy C Settlement also raised a similar concern in relation to the smaller settlements and suggested that growth in these smaller settlements should be encouraged.

Individuals objecting to CP3 consider the strategy for the smaller villages to be unreasonably restrictive and that this will lead to gentrification of the villages. They do not agree with CP3 as rural communities must not be written off in a 'sustainability trap' where development can only occur in places already considered to be 'sustainable'. One suggestion is that the levels of development in each settlement should reflect the individual needs and objectives of each settlement. The needs of existing communities are important and should not be restricted to those identified as 'essential'.

A number of individuals question the urban / rural split and question why housing growth should be in the towns on greenfield sites and why not expand the villages. They suggest that villages are developed proportionally and that development should not be concentrated in the three main towns. Again others had completely opposing views.

A smaller number of comments suggest greater clarification is required as to the interim position of settlement boundaries between the adoption of the plan and the review of boundaries.

### **Comment**

Woolland Parish Meeting note that they will be washed over with countryside policy and neither support or object to CP3.

Child Okeford Parish Council alleges a discrepancy between the Issues and Options papers and the New Plan over "small amounts of development" in relation to villages. There is a need to define what small amounts of development mean before further policy work (i.e. site allocations) is undertaken.

CPRE (DNP4179) is of the opinion that removing settlement boundaries from around smaller villages will weaken the countryside protection. In contrast one agent is of the opinion that retaining settlement boundaries until a Site Allocations DPD is produced would create uncertainty and inconsistency especially for sites that are identified for development in the Core Strategy and are then not identified through the Site Allocations DPD.

## **Landscape**

### **Support**

Cranborne Chase and West Wiltshire Downs AONB support CP3 but would like to see further explanation of the policy where it enables essential rural needs to be met.

### **Object**

Fontmell Magna PC does not agree with the conclusion of Option 3(5) of the SA and consider any growth would be restricted due to topography.

## **Transport**

### **Support**

The Highways Agency (DNP060) supports the identification of category B and C settlements but is concerned about additional traffic being created which would find its way onto the A303. They suggest that public transport proposals should be more robustly developed in the North and north East Dorset Transport Strategy and that they reserve the right to comment further on specific sites as they come forward.

In the opinion of one individual it is better to develop in areas where facilities already exist but we still need to improve infrastructure further.

### **Object**

Objections to CP3 on the grounds of transport were limited to growth and the impact this

would have on the A350 corridor and the narrow roads around Winterborne Stickland.

### **Comment**

Woolland Parish Meeting note paragraph 2.3.42 and request NDDC address the issue of viable public transport in rural areas.

## **General comments**

Comments on CP3 could not always be related to a specific issue and some were more general in nature.

### **Support**

Over half of those supporting CP3 did so but gave no reason for their support and a small number made general comments such as 'the policy makes sense'. The Three Rivers Partnership support CP3 on the 'proviso that growth is matched by timely infrastructure provision' and SturQuest agree with the overall thrust of the plan and that the emphasis for Sturminster Newton should be on quality of life, work and activities within the town as these are consistent with the key climate change and sustainability vision.

A major house builder also supports the identification of Shaftesbury along with Gillingham and Blandford as the District's main centres for services and employment opportunities. They also support Sturminster Newton, Stalbridge and certain larger villages as Development Policy C settlements and agree that development elsewhere in the countryside should be strictly controlled.

The MOD support positive policies which facilitate sustainable development in the countryside, but are concerned that Blandford Camp is not recognised in the settlement hierarchy of CP3. They suggest that CP3 recognises it as a settlement in its own right.

### **Object**

There were 21 objections to CP3 where either no explanation was given for their comment or the reason given did not relate to the policy.

## **Conclusion**

Opinions in relation to CP3 are clearly divided. In general growth in the main towns is supported with a number of individuals suggesting that Sturminster Newton should be included as one of the main service centres.

The towns, parishes and residents of villages identified as RSS Development Policy C Settlements do not agree with the assessment of the settlements based on population and community facilities and do not agree with the top down housing figures being imposed through a Site Allocations DPD.

A number of agents and individuals support CP3 and the identification of RSS Development Policy C Settlements but they are also concerned about the ability of some villages to accommodate growth.

In general there is concern that the countryside policy of restraint, with its rural exceptions policy, maybe too restrictive and that smaller communities will be disadvantaged if CP3 is adopted.

## **Actions and amendments**

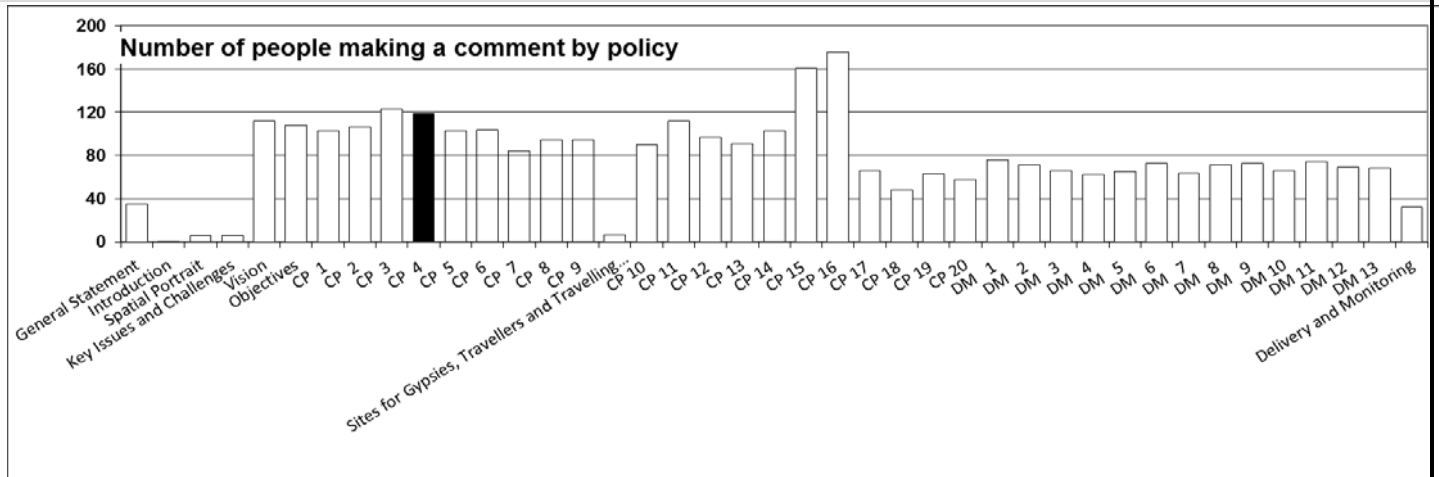
CP3(1) Under take a review of the evidence base for the assessment of settlements.

- |        |  |
|--------|--|
| CP3(2) | Consider alternative options for identifying those villages most suitable for growth.            |
| CP3(3) | Explore alternative options for allowing greater choice in the smaller villages and countryside. |
| CP3(4) | Consider the future role of settlement boundaries in terms of policy.                            |
| CP3(5) | Consider how CP3 can include Blandford Camp.   |



## CP 4 Housing (including Affordable Housing) Distribution

Number of people making a comment: 119



### Specific consultees: 14

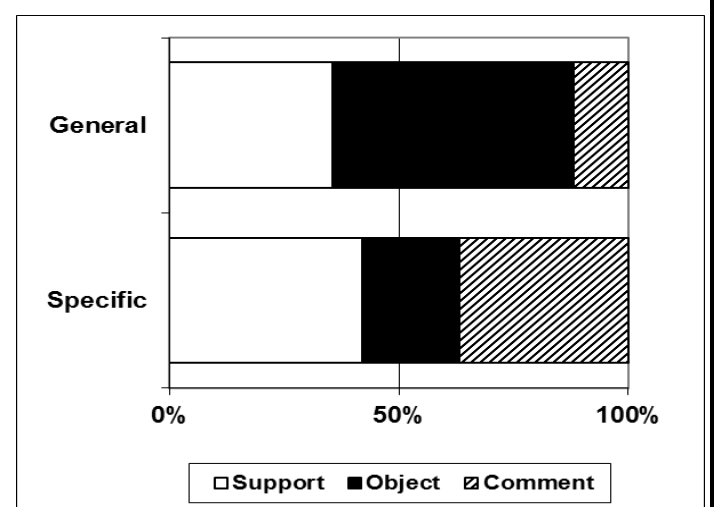
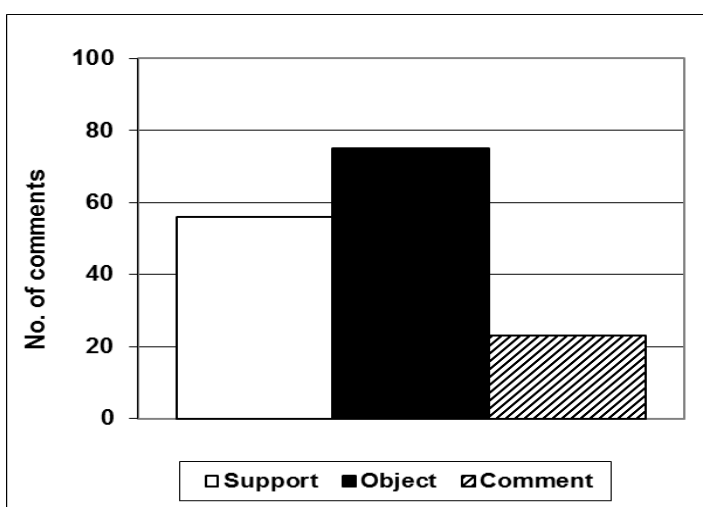
Blandford Forum Town Council, Child Okeford Parish Council, Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Natural England (NE), Shillingstone Parish Council, Stalbridge Town Council, Stourpaine Parish Council, Sturminster Newton Town Council.

### General consultees: 105

Key issues raised	Support	Object	Comment	Total
General comments	36	24	1	61
Affordable housing	3	7	2	12
Economy	0	1	1	2
Biodiversity, habitats and species	0	1	3	4
Flooding	0	0	2	2
Housing	16	33	12	61
Landscape	0	2	0	2
Utilities	0	1	2	3
Resources	0	2	0	2
Transport	1	4	0	5
<b>Total</b>	<b>56</b>	<b>75</b>	<b>23</b>	<b>154</b>

### Breakdown of opinion

### Who said what by percentage



## Affordable Housing

### Support

1. There was acknowledgement of the need to provide affordable housing in rural areas by Wooland Parish Meeting. This view was backed up by a number of other comments however there were a number of concerns raised over the allocation of this affordable housing. The general consensus was that affordable housing should go to local people only and not to people from outside of the district.
2. Support was also given to the 40% (35% in Gillingham) affordable housing requirement on residential sites.

### Object

3. Comments were also received suggesting that the policy doesn't go far enough in relation to affordable housing. One suggestion was that the target should be seen as a "minimum requirement" rather than a minimum target and one other suggested that a 50% target would be better. One comment also suggested that the situation was particularly bad in Blandford where young people were being priced out of the market. These suggestions were made to address the current shortfall that exists in affordable housing provision. One suggestion for addressing this shortfall was through the release of rural exception sites.
4. A series of objections were received about the level of affordable housing provision and its impact on development viability. Suggestions were that each case should be assessed on its individual merits and that the level of other community benefits should be taken into account along with the level of public subsidy.
5. Another comment raised concerns about high levels of affordable housing provision and the impact of this on Council Tax levels.

### Comment

6. It was suggested that the 3 Dragons viability assessment was not objective enough and that an assessment of site deliverability should be built into the affordable housing requirements. This assessment should take into account the likelihood of a site actually being delivered in the light of other requirements such as those for energy efficiency.

## Biodiversity, habitats and species

### Object

7. Concern was raised by one individual over the loss of habitats such as hedges and buildings especially related to birds, plants and flowers.

### Comment

8. Natural England highlighted concerns about the policy approach in relation to European protected sites and the levels of development proposed in some locations. Particular concerns raised related to villages (Milborne St Andrew and the Winterborne villages) within 5km of protected heathlands (SAC/SPA) where mitigation measures are needed. The policy in relation to these villages does not mention the Habitats Regulations and does not mention a methodology for developing and adopting

mitigation policies along similar lines to other local authorities in the area.

9. Natural England also raised concerns over the level of development proposed in the Fontmell Magna area and the impact of this on the Fontmell and Melbury Downs SAC due to increased recreational use of the protected site. In a similar vein, the impact on the Rooksmoor and Fontmell and Melbury Downs SACs due to increased traffic levels needs to be considered in the Core Strategy.

## **Economy**

### **Object**

10. Concern was raised about the percentage of affordable housing that was being sought in larger villages as several of these (such as Winterborne Stickland) have few facilities such as shops.

## **Flooding**

### **Comment**

11. The Environment Agency highlighted the need to use the results of the level 1 SFRA to inform site allocations and that this may require a level 2 SFRA in certain circumstances. The sequential test should also be used to inform the selection of sites.

## **Housing**

### **Support**

12. Support for the overall approach to housing came from Durweston, Blandford and Wooland parish and town councils with Blandford town wishing to explore the potential for an increase in housing. Durweston parish were however concerned over the environmental constraints in the Blandford area.
13. In addition to these specific consultees, support was received from many groups. Strong support was expressed for the increased level of affordable housing however caveats were included as to the distribution of this especially in relation to provision in the smallest villages.
14. Several responses supported the approach to housing but had concerns about the ability of existing infrastructure, especially in villages, to cope with the extra growth. There was also concern about the impact on agricultural land around settlements. Suggestions were that the towns could accommodate additional housing as the infrastructure is already in place within these settlements to support the growth.
15. Opposing responses were received in relation to the distribution of affordable housing. Some responses said that the rural areas have the greatest need for affordable housing due to high house prices where as other responses suggested that affordable housing is better supplied in the towns where job prospects are better and the cost of living overall is less. There was concern within the responses that the inclusion of a broad figure for "other settlements" was not sufficiently flexible and suggested an amendment to enable local needs to be met wherever possible.

16. Comments relating to Blandford were split with some suggesting numbers should be reduced to reflect the environmental constraints in the area whilst others were suggesting that numbers should be higher. The Ministry of Defence suggested that plans need to be sufficiently flexible to allow for the changing needs of Blandford Camp.
17. Along with support to the housing numbers assigned to Gillingham, alternative approaches to development were suggested by distributing the housing on greenfield sites between the southern (Ham) area and Peacemarsh to lessen the impact in any one area.

### **Object**

18. Objection to the housing numbers was received from Stalbridge town although Iwerne Courtney parish suggested that some smaller settlements should be included to enable some growth. Child Okeford parish considered the approach of assigning housing numbers to settlements without identifying specific sites disregards community views.
19. Other objections were primarily related to the high levels of housing growth being planned with several suggesting lower numbers. Suggestions were that housing numbers should be based on justifiable evidence of need and that the levels of growth predicted were not likely to happen. The main concerns about housing numbers were the impact on the North Dorset landscape, countryside and infrastructure.
20. The split of the housing numbers between the urban and rural areas also attracted several comments. Several comments suggested alternative distributions focusing more on the main towns whilst others suggested that more development should be directed to the rural settlements particularly to meet the needs of young families. There were the extremes within this with one suggesting that at least 85% of all development should be focused on the largest four towns and no development in the smaller villages and countryside.
21. Responses also expressed concern about the tenure mix and type of housing being proposed. Suggestions were that the proposals did not sufficiently cater for the needs of the ageing population and that this special type of housing should be planned for on an equal footing to affordable and market housing. There was also concern expressed about the social problems that accompany affordable housing.
22. There were several concerns about the level of housing being proposed for Gillingham. Greenfield development in the town was considered to be unnecessary due to the large amounts of brownfield land that were available. There was an objection to growth at Gillingham on the grounds that there is no design framework for the town. There were also suggestions that some of the growth planned for Blandford should be reassigned to Gillingham due to the constraints that exist around Blandford.
23. There were suggestions of other ways of meeting housing needs for example through addressing the levels of second homes and empty homes with a priority being placed on delivering these homes for local people.

### **Comment**

24. General comments received on the housing policy were received from Child Okeford parish and Lydlinch parish. Child Okeford wished to see greater consultation with the parish councils and considered that a greater proportion should be assigned to the main towns as the preferred approach. Lydlinch suggested that the quantum of affordable housing assigned to the rural areas should be regarded as the minimum.
25. Other comments received included suggestions that the target for affordable housing

should be higher and to accommodate local people rather than attract incomers. There was also a suggestion that affordable housing may be difficult to integrate within private housing areas.

26. Some comments agreed with the overall approach to housing but considered that there was a need to integrate an appraisal of other issues such as traffic, employment and community facilities into the assessment of housing numbers.

27. Comments related to the towns suggested that the level of housing at Blandford does not accurately reflect its role as a service centre and that housing development in Gillingham should be small scale and houses not flats. There was also a concern that Gillingham may end up joining with Shaftesbury and that a “greenbelt” should be established to prevent this happening.

## **Landscape**

### **Object**

28. Sturminster Newton Town Council highlighted the importance of the landscape and suggested that North Dorset cannot continue to absorb large increases in population without harming this beauty. A similar response was received by another individual who was “shocked” by the impact of development on the countryside.

## **Resources**

### **Object**

29. Two responses were received objecting on the grounds of the loss of productive farmland especially when local food is being recognised as an important source of food supply.

## **Transport**

### **Support**

30. Support was given to the policy as long as infrastructure such as car parks and public toilets, were upgraded in line with future development.

### **Object**

31. There were two objections that were concerned about the impact on local roads from the rural country lanes to the A350, none of which have plans for upgrade in the near future. There was also a concern over the lack of public transport in the rural villages and especially the impact in terms of increased cost of living on the residents of the proposed affordable housing.

32. One response pointed out that Gillingham has no connecting A roads (unlike other towns in the district) but the town is taking a third of the District’s growth.

## Utilities

### Object

33. There was an objection raised about the ability of the existing utilities infrastructure to cope with the proposed levels of growth. It was suggested that this would have a detrimental effect on the quality of life of the existing residents.

### Comment

34. Concerns were raised over the impact of growth on drainage and sewerage and on water supply.

## General comments

### Support

35. There were 26 individuals and organisations that supported the policy without giving any explanation of the reasons why. One general comment in support was that Winterborne Stickland is a working village.

### Object

36. There were 14 objections from individuals and organisations with no further explanation. One general objection stated that private sector considerations have been ignored.

## Conclusion

37. There was general support for affordable housing provision especially in the rural area and that the rural affordable housing should be provided for local people. However, the target in the policy was seen as being too low and should be the minimum level of provision. The suggestion was that the viability of individual sites and proposals should be built into the affordable housing requirement of each site. Any viability assessments also need to take into account any other requirements that are placed on a site such as CIL and Code for Sustainable Homes.

38. The overall level of housing growth appeared to have a similar level of support to objection. The main points of support related to the provision of affordable housing especially in rural areas however the high levels of housing growth proposed in the rural area to help deliver this were the main point of objection to the housing numbers.

39. The main themes in relation to the level of development in villages were that numbers were too high and that the balance needs to be more towards the towns rather than the villages. Other concerns related to the mix and type of housing and the need to cater for all parts of the community including the elderly.

40. There were conflicting views on the balance of development between the towns. Some responses suggested that there were too many houses proposed for Gillingham whereas others suggested that there were too many proposed for the other towns and that more should be assigned to Gillingham.

41. Suggestions as to a way forward included greater involvement of the parishes to enable the approach to housing to be locally driven and that the approach to affordable housing

in rural areas should be a minimum.

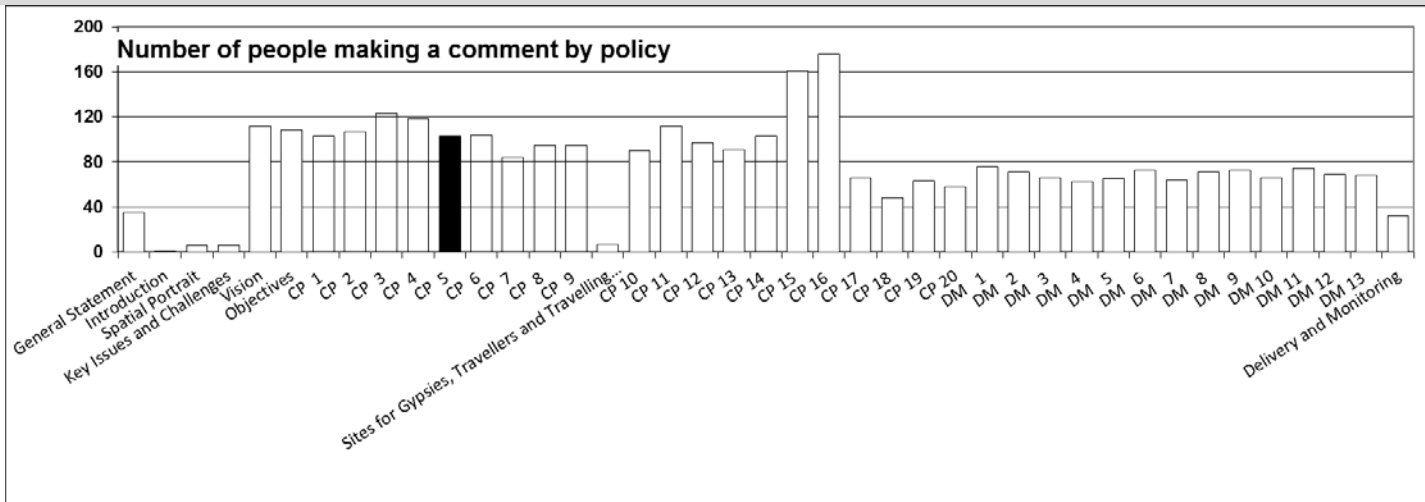
42. Natural England was concerned over the approach being taken in relation to the heathlands SAC/SPA sites and in relation to the SACs at Fontmell and Melbury Downs and at Rooksmoor in light of the level and location of growth being proposed. Appropriate mitigation measures need to be put into place to ensure there is no impact on these international sites.
43. The level of affordable housing in locations that had few facilities and limited public transport was considered an important issue.
44. The Environment Agency highlighted the need for the results of the SFRA to be taken into account and for the sequential test to be used when identifying sites.
45. Other factors such as the impact of the quantum of housing on landscape, traffic and roads, community facilities and utilities infrastructure needs to be considered carefully before a final housing number is settled upon.

### **Actions and amendments**

- |         |  |
|---------|--|
| CP4 (1) | Look at the affordable housing policy to consider wording that sets the current targets as a minimum level of provision (Affordable Housing)   |
| CP4 (2) | Consider consulting further with parishes on housing allocations and the urban/rural split to enable local people to plan for their areas. (Urban / Rural Split)                               |
| CP4 (3) | Check the interpretation of the HRA and amend policy where appropriate. (Biodiversity, habitats and species)   |
| CP4 (4) | Consider approach to flooding and if the SFRA and sequential test have been incorporated into housing numbers and the site selection process. (Flood Risk)                                     |
| CP4 (5) | Look into the need for infrastructure to enable areas to better accommodate the planned growth without a significant detrimental effect on the amenity of existing residents. (Infrastructure) |

# CP 5 Managing Housing Land Supply

Number of people making a comment: 103



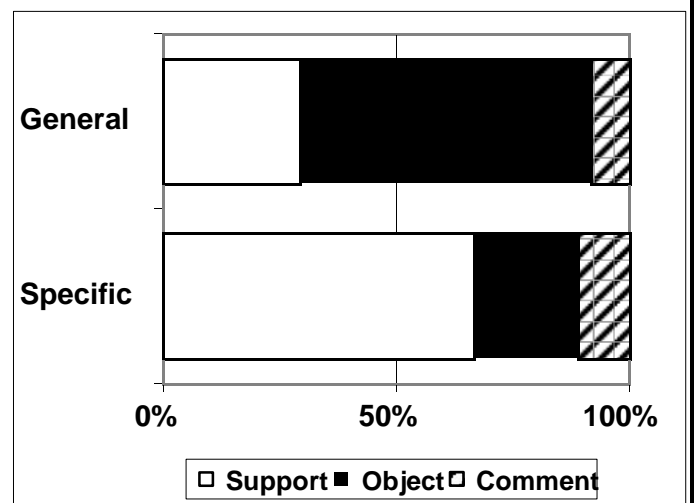
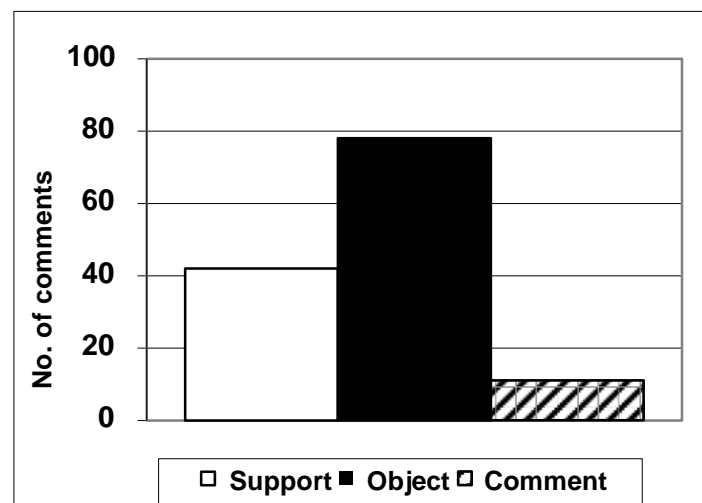
## Specific consultees: 9

Blandford Forum Town Council, Child Okeford Parish Council, Durweston Parish Council, Fontmell Magna Parish Council, Government Office for the South West (GOSW), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Shillingstone Parish Council, Stalbridge Town Council.

## General consultees: 94

Key issues raised	Support	Object	Comment	Total
General comments	30	29	1	60
Delivery	1	0	0	1
Affordable housing	1	0	0	1
Economy	0	1	0	1
Flooding	0	4	1	5
Biodiversity, habitats and species	0	5	1	6
Heritage assets	0	1	0	1
Housing	5	15	3	23
Landscape	0	3	0	3
Resources	4	12	4	20
Transport	1	8	1	10
<b>Total</b>	<b>42</b>	<b>78</b>	<b>11</b>	<b>131</b>

## Breakdown of opinion | Who said what by percentage





## Affordable Housing

### Support

1. Support was given to the policy however the comment suggested that the policy should also contain a reference to the delivery of affordable housing and that this should be an additional factor used to decide when to release more land.

## Biodiversity, Habitats and Species

### Object

2. One response did not support the development of greenfield sites due to the impact on habitats and landscape
3. One objection suggested that farmland was important for bats with another highlighting the potential impact of the proposed development at Crown Meadows, Blandford Forum as having an adverse impact on otters, swans, herons, kingfishers and bats.
4. One objection highlighted the potential impact on local wildlife (especially birds) specifically relating to the proposed development at Bay, Gillingham.

### Comment

5. One comment highlighted the impact of development on local wildlife.

## Delivery

### Support

6. One response supported the policy however their suggestion was that there was insufficient detail on ensuring delivery.

## Economy

### Object

7. One concern was that the management of housing supply needs to consider the delivery of economic and retail/community uses in parallel to housing development and not afterwards.

## Flooding

### Object

8. The potential for surface water flooding at Crown Meadows was cited as a reason for objection. Other objections raised the same issue in relation to the proposed developments at Bay and Blandford St Mary/Bryanston.

### Comment

9. One comment highlighted the historic surface water flooding issues in Motcombe and that these should be considered when releasing land for housing.

## Heritage Assets

### Object

10. One objection suggested that the character of the Blandford Conservation Area would be harmed due to the development of the proposed site at Blandford St Mary/Bryanston.

## Housing

### Support

11. One major developer supported the approach of releasing more land if development rates dropped more than 10% below the planned rates.
12. One individual supported the approach of refusing permission for developments that are not in the 5-year supply.
13. There was support for the approach of managing supply at the local level from one individual and one agent who suggested it would enable engagement and a dialogue to start with the local community.
14. Durweston Parish supported the policy but indicated that they would rather see a higher target for development on brownfield land to protect the countryside.
15. One individual supported the approach but highlighted the need for infrastructure to be delivered.

### Object

16. One agent pointed out the lack of a clear mechanism for identifying which sites form part of the 5-year supply and which sites will be brought forward into the 5-year supply in the event of a shortfall. They also suggested that the policy was a repetition of national and regional policy.
17. One objection was on the ground of the need to meet the housing needs of all sectors of society. The Managing Housing Land Supply SPD artificially held back land supply thereby inflating house prices and increasing the affordability gap.
18. One agent suggested that the 10% flexibility factor was inappropriate as monitoring data always has a year lag. The suggestion was that the 5-year supply of deliverable sites was a minimum and PPS3 suggests between 10% and 20%.
19. There was objection from a major developer over the intention to manage housing supply on a sub-district basis. The suggestion was that if the towns delivered above the planned rate, other areas would be held back to compensate for this.
20. One individual suggested that development should be permitted in smaller villages to prevent them from "fossilising". The suggestion was that the absolute number of car journeys would not be altered, just the distribution of these journeys.
21. Suggestions were that the development of the proposed site at Crown Meadows would adversely affect an individual's enjoyment of his home and that development of the site would "urbanise" the Crown Meadows.
22. One objection suggested that the wording of the policy was open to manipulation.

### Comment

23. Government Office for the South West pointed out that a housing trajectory was needed to ensure compliance with PPS3.

24. One comment suggested that the housing target had wrongly been imposed on the district.

## Landscape

### Object

25. An objection was received on landscape grounds in relation to Crown Meadows with the suggestion being that the site would not normally be granted permission and therefore the site should not be included within the land supply.

## Resources

### Support

26. One comment supporting the policy raised concern about the restriction of greenfield land. Their suggestion was that the delivery of housing, including affordable housing to meet needs should be a consideration rather than just the brownfield land target.

27. One response supported the target as it reflected local circumstances.

28. One response did not consider the 35% brownfield land target to be realistic or achievable even though they gave their support to the policy overall. Another suggestion was that if the brownfield land was to be targeted, the viability considerations on these sites needs to be taken into consideration with less onerous obligations following on.

### Object

29. Several responses were concerned about the loss of greenfield land. Child Okeford objected on the grounds that the brownfield target is not high enough. Several comments supported the view of Child Okeford with some suggesting that all brownfield land should be redeveloped before the release of greenfield sites.

30. One objection was on the basis that there was no justification for the lower target for brownfield land development in North Dorset especially as the RSS has a 50% target. There was a suggestion that gardens should not be seen as brownfield land as development of these ruins places and wildlife habitats.

31. One objection pointed out that there was no reference to the additional infrastructure requirements to support the development proposed.

### Comment

32. Comments from agents and developers suggested that the maintenance of a five year supply was the key issue and that the brownfield target should not get in the way of housing delivery. A mixture of brownfield and greenfield sites is the approach that is needed to enable the Council to resist inappropriately located sites.

33. One suggestion was that farm buildings could provide a source of previously developed land.

34. A suggestion from a developer was that the intention to hold back greenfield sites to promote regeneration was wrong and that a less interventionist approach was needed.

35. Concern was raised in several responses over brownfield development targets and that the policy would result in a loss of greenfield land.

## Transport

### Support

36. One comment supported the approach in the policy however they pointed out that the necessary infrastructure also needs to be delivered.

### Object

37. There was a suggestion that the levels of development being proposed would lead to local traffic congestion and parking problems and that this would be to the detriment of town centres.

## General Comments

### Support

38. Blandford Forum, Fontmell Magna, Iwerne Minster, Shillingstone and Stalbridge Councils all gave their support to the policy but gave no further comment.

### Object

39. Iwerne Courtney and Steepleton objected as they consider that smaller villages should also be considered in the policy.

40. One objection suggested that the growth is unlikely to happen and that private sector considerations have been ignored.

41. One objection suggested that jobs should be delivered prior to housing.

42. One comment suggested that until the detailed sites have been identified, it is not possible to comment on the policy.

## Conclusion

43. There was general support for the policy approach of managing supply based on sub-areas and having a 10% trigger for taking action. However it was pointed out that there was no clear mechanism for identifying which sites would be brought forward into the five year supply in the event of a shortfall. There was also a need for the inclusion of a housing trajectory.

44. The delivery of housing, including affordable housing to meet needs was considered as an important factor in the management of land supply and that this should be built into the policy. This applies to the management of housing land overall but also to the brownfield land target and that the brownfield target should not get in the way of housing delivery overall.

45. The time lag between developments and the release of monitoring data (approx. 1 year) was highlighted as requiring a greater than 10% buffer to land supply.

46. The approach to managing development at sub-areas was highlighted as a good approach as it gives developers a useful tool to engage with local communities about housing supply. There was however concern that by grouping some settlements together, development in one area may restrict development in another as management will only take place at an aggregated level. There was also a suggestion that smaller villages should be included as a sub-area.

47. There was concern over the impact of development on biodiversity and habitats especially development on greenfield land. The target for greenfield land was generally considered as not high enough especially in the light of the 50% target set

at the regional level. The target was however based on an assessment of the availability of brownfield land in the district, an approach supported by several responses.

48. Concern was raised over the implications of the policy on delivery of housing, retail/community uses, jobs and infrastructure and that these all need to be delivered in parallel.

49. There was concern that development was being restrained in smaller villages and that this would result in these communities “fossilising” however the impact of development on rural roads and the lack of infrastructure were highlighted as reasons to restrain development in some areas.

### **Actions and amendments**

CP5 (1) Look into whether it would be appropriate to set out in more detail the approach for selecting sites for inclusion in the five-year supply in the event of a shortfall.

CP5 (2) Develop a housing trajectory for inclusion in the policy.

CP5 (3) Consider the policy in the light of the overall strategic aim of meeting housing including affordable housing needs. This applies to the overall management of housing land and the brownfield target.

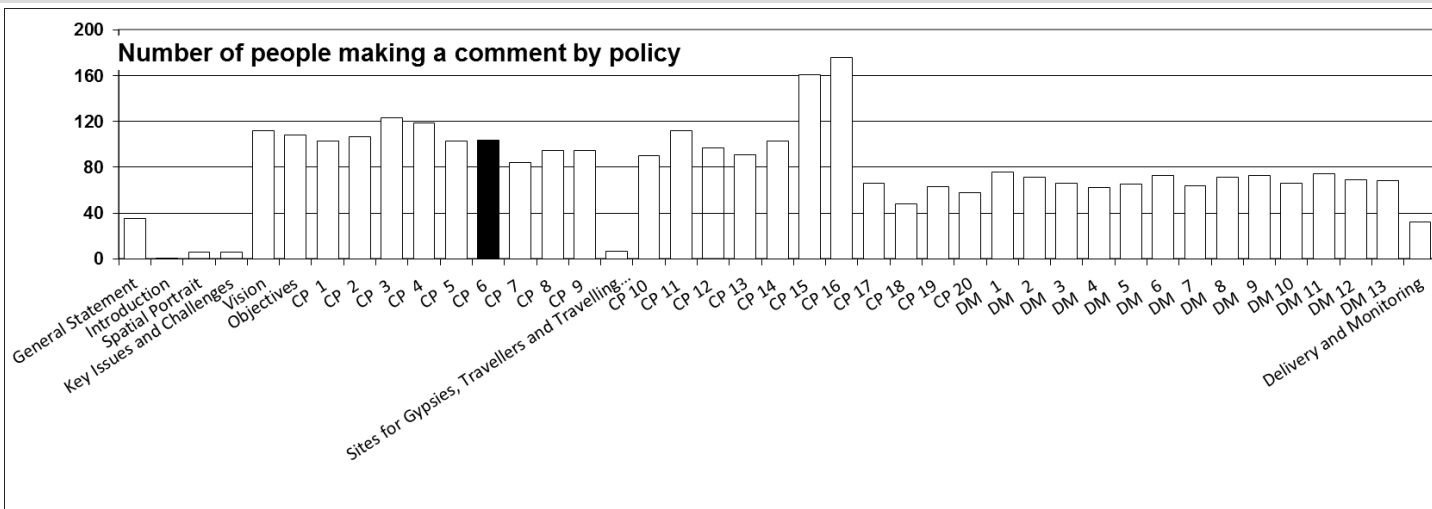
CP5 (4) Look at the sub-areas and settlement groupings that form the basis for management of land and ensure that they are the most appropriate.

CP5 (5) Ensure that the brownfield target reflects the most up to date local situation to ensure that housing supply is not constrained but also that excessive greenfield development is not the result.

CP5 (6) Link the policy and phasing of development to the infrastructure delivery plan.

## CP 6 Economy

Number of people making a comment: 104



### Specific consultees: 14

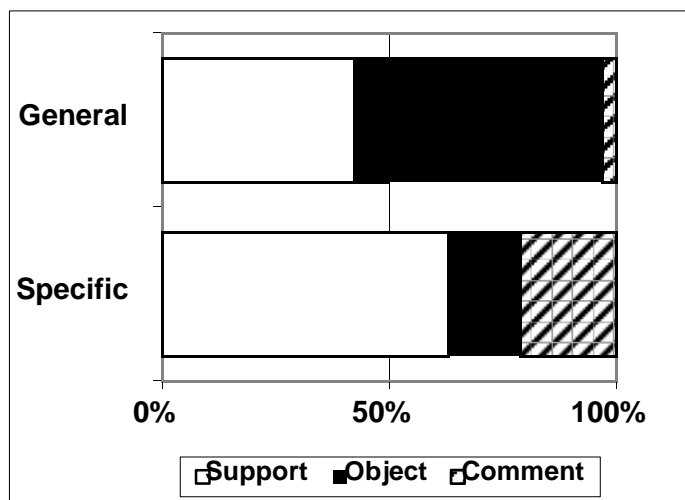
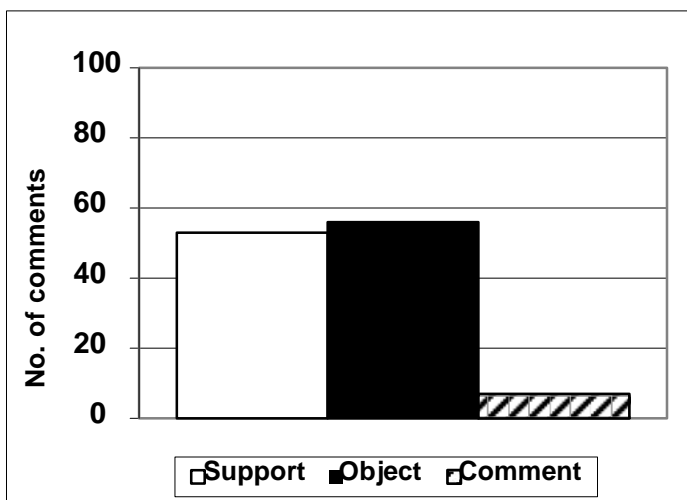
Blandford Forum Town Council, Child Okeford Parish Council, Compton Abbas Parish Council, Dorset County Council (DCC), Durweston Parish Council, Fontmell Magna Parish Council, Highways Agency(HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shillingstone Parish Council, Stalbridge Town Council, Stourpaine Parish Council, Woolland Parish Meeting.

### General consultees: 90

Key issues raised	Support	Object	Comment	Total
General comments	41	24	7	72
Economy	10	24	0	34
Education	0	1	0	1
Landscape	0	3	0	3
Recreation/leisure	1	0	0	1
Transport	1	4	0	5
<b>Total</b>	<b>53</b>	<b>56</b>	<b>7</b>	<b>116</b>

### Breakdown of opinion

### Who said what by percentage



## Economy

Those issues raised under the heading economy have been divided into four sub headings.

### Sub issue - Overall quantum of land

#### **Support**

Three individuals agree that employment sites should be reserved, although one suggests that the Employment Land Review also needs to be updated.

#### **Object**

Child Okeford Parish Council objects to CP6 and are of the opinion that jobs should come before other types of development. In their opinion the Council will not be able to force rural enterprise and as such they support Option 6(3)a that allocates more land for employment uses in the main towns rather than in the rural areas.

Stalbridge Town Council also objects to CP6, but they are concerned that the towns, and in particular Gillingham, are in danger of becoming urban sprawls with the amount of development proposed.

Comments from a number of general consultees are similar in which the amount of land proposed is questioned and reductions in the areas and allocations between the towns are suggested. Many are of the opinion that there is sufficient land within existing industrial estates to accommodate growth and one goes even further and suggests that there should be no development on protected land, AONB or green-field land which is used for growing food.

### Sub issue - Overall quantum of jobs

#### **Support**

Although supporting CP6 one individual is concerned that the target of 3,300 jobs is unlikely to be achievable in the current climate.

#### **Object**

One individual is concerned about the employment figures in CP6 and questions the validity of the figures whilst others question employment led growth and whether it is necessary to have continual economic growth as this is inflationary and creates low quality jobs.

One person objects to CP6 and suggests that the economy of North Dorset should reflect its rural nature and that what is needed is more employment in agriculture and utilities, manufacturing and construction. They state that employment in financial and business services is below the sub-regional average in North Dorset.

Two other objectors to CP6 suggest that employment should be proportionate to the population and proposed levels of housing.

One also raises concern that the identified employment sites in Blandford are unlikely to be sufficient to meet demand.

### Sub issue – Urban/rural split

#### **Support**

Natural England (NE) support the general aim to focus development in the four main towns in order to mirror residential development, but they agree with paragraph 8.63 of the SA in that the sustainability of employment opportunities in the wider rural communities should be emphasised more and support the change of wording suggested.

Four other individuals also endorse the identification of employment land provision across the smaller settlements as this would support the vitality and viability of these settlements. Although in support the AONB raises concern about inappropriate large scale industrial business locating in the countryside and the impact on increased travel and suggest that further policy guidance in this area is required.

### **Object**

Child Okeford Parish Council objects to CP6 and supports Option 6(3)a that allocates more land for employment uses in the main towns rather than in the rural areas.

In contrast one individual is concerned about there being insufficient employment land in the rural area and suggests the following amendments to the policy text. The first paragraph of CP6 the phrase 'at least' should be pre-fixed to hectares; and, the penultimate paragraph of CP6 should be revised to refer to 'appropriate' as opposed to 'small' scale, and justify by adding 'to encourage appropriate forms of local employment to discourage out-commuting'.

A number of individuals are concerned that too large a proportion of employment is destined for Gillingham and one individual was concerned that Winterborne Stickland is too far away from centres of employment to support development.

### Tourism

One individual is concerned that the focus of CP6 on B1 to B8 uses is far too narrow and that it should incorporate tourism uses.

## **Transport**

### **Support**

The Highways Agency (HA) notes the potential imbalance between housing and employment based on the relatively limited provision of employment in those part of the Bournemouth and Poole HMA which includes North Dorset. They are concerned that this could lead to greater than acceptable amounts of commuting which would have a negative impact on the strategic road network. The HA notes that NDDC has raised this as a concern regarding the emerging RSS and support the focus of employment land in Policy B settlements and small scale provision in Policy C settlements to avoid potential commuting problems and assist in creating sustainable development.

### **Object**

One individual objects to CP6 as they disagree with the distribution of employment land with Gillingham allocated 22 hectares whilst Shaftesbury will only have 3 hectares and Blandford will only have 7 hectares. They understand the need for employment in Gillingham, but they are concerned that the road network will be unable to cope with the extra traffic, especially HGVs. Blandford and Shaftesbury are well served by good A class roads whilst in comparison Gillingham is served by poor B class roads. They suggest that land should be reallocated with 17 hectares to Gillingham, 5 hectares to Shaftesbury and 10 hectares to Blandford.

However, not everyone objecting to CP6 agree with the above description of the road infrastructure in the District. One individual in particular believes that employment opportunities are restricted in Blandford due to poor road infrastructure and the location of the town within the region. Whilst another individual consider that CP6 puts too much pressure on the A350 corridor.



## Education

### Object

One individual believes that employment opportunities are restricted in Blandford due to lack of skills and educational infrastructure in the area and therefore objects to CP6.

## Recreation/leisure

### Support

One individual supports CP6 as it acknowledges the importance of equine uses in the countryside and it allows for the conversion of suitable buildings for equine uses.

## Site specific comments

### Wyke

There were no comments directly in support of the proposed employment site at Wyke, but there were eleven comments objecting. A number of comments were general objections, whilst others raised particular issues. Four comments related to the overall quantum of land and questioned whether the site was actually required. Others questioned the changing economic conditions and whether the high level of growth on which the development at Wyke was dependent on was a realistic assumption. Three comments were concerned about the landscape impact of the proposed site and one was concerned about the likely traffic implications on the heavily used winding and narrow lanes in the vicinity of the site.

### Neal's Yard

One person considers CP6 to be unsound as it is contrary to national guidance in PPS12. They suggest that the policy should incorporate greater flexibility to allow for mixed uses on selected employment sites.

### Blandford Brewery

One person objected to CP6 and was particularly concerned about the wording of the policy as it is not clear that the Hall and Woodhouse Brewery Site is no longer an existing employment site but in fact it is a mixed use employment and housing site which is supported and reflected in the planning permission that has already been granted. The extent to which the regeneration of the employment element of the Brewery site should be treated as creating new employment opportunities given it involves the regeneration of part of an existing employment area needs further consideration.

## General comments

### Support

DCC support CP6 but suggest that the policy would benefit from a clearer explanation on how the proposed provision in North Dorset relates to the wider context of sub-regional and regional policy.

Blandford Town Council agree with CP6 although they note that there is no new additional land identified for employment purposes other than that which has already been allocated

in the Local Plan.

Durweston Parish Council in supporting CP6 raised some concerns about sustainable tourism and have a fear that housing growth may outstrip jobs in Sturminster Newton.

Other parishes supporting CP6 include Fontmell Magna, Iwerne Courtney and Stepleton, Iwerne Minster, Shillingstone and Stourpaine. Woolland Parish Meeting noted that there is no strategic need to identify employment sites in rural areas and assume that this will apply directly to Woolland so permission is not granted for any further sites in the village.

Persimmon support CP6 and the Councils decision to seek an amendment to the emerging RSS for a more up to date estimate of jobs.

Twenty seven individuals supported CP6 but gave no further explanation. Others made comments such as 'support if done intelligently - proper infrastructure needed' or 'on the proviso that employment land is appropriately sited to negate amenity issues'. One was more site specific and supported CP6 as it enhanced the role of Sturminster Newton by way of mixed use regeneration.

### **Object**

Ten individuals objected to CP6 but gave no further explanation as to the reason why. A number of individuals objected to CP6 as they were concerned that the policy fails to take into account the current economic climate, rather the policy assumes a growth that is now not happening and is unlikely to happen for the next 10 years.

One individual disagrees with national and European policy in response to growing population and food production whilst another suggests that the plan needs to address climate change and food supply and that far from a predicted decline in employment in agriculture we should expect an increase in land based activity.

Another individual suggests that the economic activity in the District should be based on: delivering sustainable transport for people and freight; developing suitable food production and consumption; supporting on-site and local agricultural outlets, developing and installing clean, renewable sources of decentralised and micro generated energy; conserving and enhancing our natural assets; promoting agriculture, eco-tourism, rural activities, educational breaks and green technologies; protecting individual economic identities and strengths of the market towns; becoming world leader in sustainable living and providing skills and expertise through education and training that will directly benefit the District and beyond.

Two individuals consider that economic development should be based on the revival of town centres and existing empty premises first before other areas are built on.

Other general objections are that private sector considerations have been ignored and that only Gillingham will attract businesses.

### **Comment**

NE suggest that the policy needs to acknowledge and avoid or mitigate against any increased traffic flows along the A357 and A350 close to the Rooksmoor and Fontmell & Melbury Downs SSSI/SAC particularly with regard to air pollution and inappropriate road improvements.

Compton Abbas Parish Council do not feel that there is a clear plan for growing the local economy to support the proposed housing developments in Shaftesbury. They question how will industry be attracted and what type. Child Okeford make the statement that rural businesses are largely closing down rather than starting up and that overdevelopment in the rural areas will harm tourism in the area.

Other general comments suggest that the policy be reviewed in light of national guidance,

especially PPS7 para 30 and the importance of farm diversification on the rural economy and PPS4.

One individual noted a discrepancy in the amount of employment land needed outside of the three main towns. A reduction from 8Ha in para 2.8.94 to 6.3Ha in para 2.8.121.

## Conclusion

115 comments were made in relation to CP6 that outlines the approach to economic development in the District with almost equal numbers supporting and objecting to the policy.

Those objecting to the policy were in general concerned about the overall number of jobs proposed, especially in the light of the current economic climate, the amount of land proposed and the split of employment sites between the towns and the villages. Other concerns about the policy related to growth and infrastructure, in particular the road capacity, the impact on tourism and the natural environment and finally the type of jobs the Council are seeking to attract.

In terms of specific sites one site by far attracted the largest number of comments, interestingly none were in support, and that was the proposed business park at Wyke, Gillingham. Objections focussed on whether there was an actual need for these jobs and whether Wyke was the most suitable location considering its landscape setting and traffic implications for existing residents.

In response to the concerns raised above it is recommended that an up-to-date employment land review is carried out to establish how much land and how many jobs are now required. The policy also needs to be reviewed in light of current national policies and further consideration is needed into how land is allocated and the sustainability of employment opportunities in the wider rural communities.

A number of comments suggested specific actions that are outlined below.

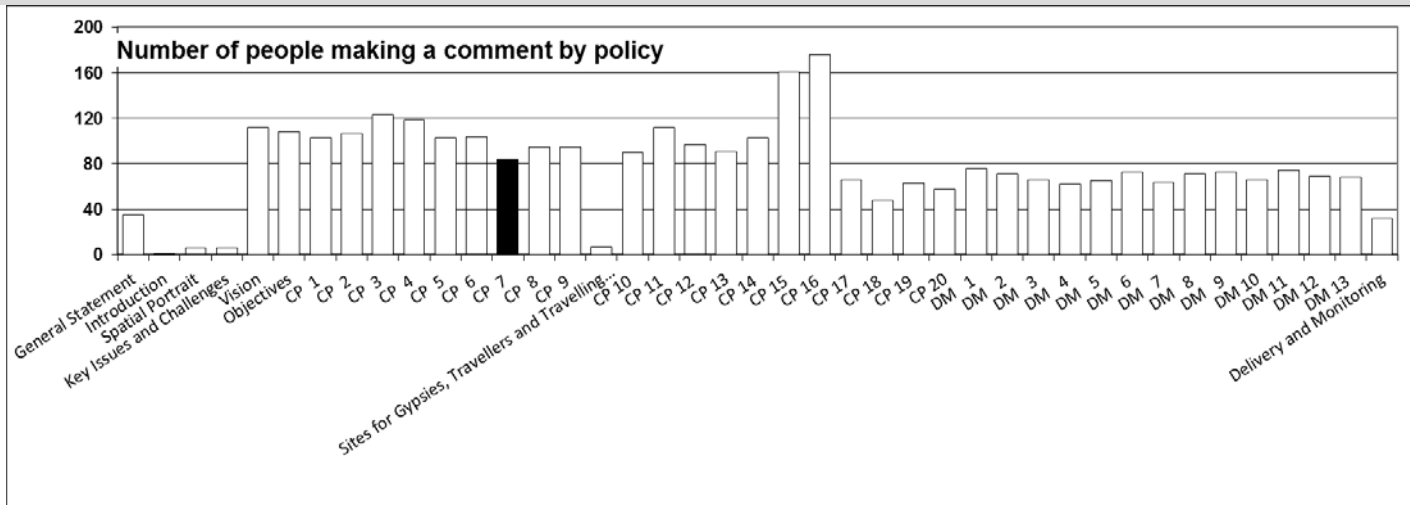
## Actions and amendments

- CP6 (1) Undertake a revised Employment Land Review to establish up to date figures for growth.
- CP6 (2) Review policy in light of national guidance.
- CP6 (3) Consider alternative options for taking forward economic growth the rural areas and how growth is split between the towns and villages.
- CP6 (4) Reconsider the revised wording in paragraph 8.63 of the SA and how this relates to the policy.
- CP6 (5) Investigate the need for further policy guidance in relation to large scale industrial businesses locating in the countryside.
- CP6 (6) Verify figures in paragraph 2.8.94 (8Ha) and paragraph 2.8.121 (6.3Ha).
- CP6 (7) Consider how the policy could acknowledge and avoid or mitigate against any increased traffic flows along the A357 and A350 close to the Rooksmoor and Fontmell & Melbury Downs SSSI/SAC particularly with regard to air pollution and inappropriate road improvements.

CP6 (8) Consider expanding the policy text to include reference to the wider sub-regional and regional policy context.

## CP 7 Retail and Other Town Centres Uses

Number of people making a comment: 84



Specific consultees: 10

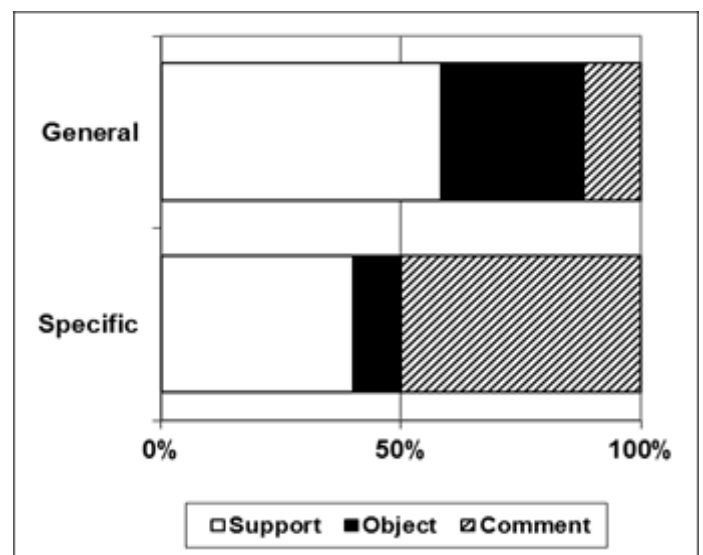
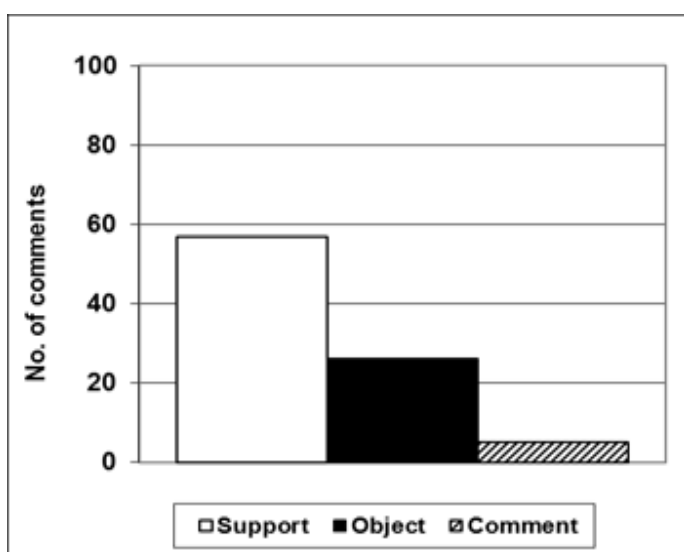
Blandford Forum Town Council, Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Shillingstone Parish Council.

General consultees: 74

Key issues raised	Support	Object	Comment	Total
General comments	45	18	4	67
Economy	10	7	1	18
Flooding	0	1	0	1
Transport	2	0	0	2
<b>Total</b>	<b>57</b>	<b>26</b>	<b>5</b>	<b>88</b>

Breakdown of opinion

Who said what by percentage



## Economy

1. Seventeen (20%) of the comments either objecting or supporting CP7 related to the economy and the issue of retail provision and type in particular towns.

### Blandford Forum

2. Blandford Forum Town Council support CP7 but suggest that where there are large residential developments there is a need to provide convenience stores. Blandford Forum Town Council also felt that the reference to 'vitality and viability' and shopping frontages was too restricting and that there was a need for greater flexibility in the policy.
3. One individual objecting to the policy raised concerns about the scale of retail provision proposed (1,700sqm) for the town and the size of the current shops. They do not consider CP7 to be adequate to attract major retailers and suggest that the policy allocates an out of town retail park on the other side of the bypass adjacent to Sunrise or Tesco.

### Gillingham

4. Residents of Gillingham objecting to CP7 were concerned that growth in the town centre could have a negative impact on the viability and vitality of Shaftesbury. In particular they were concerned that by interfering with the retail development in these towns that it would upset the current balance. They suggested that CP7 should consider retail provision in both towns as a whole. Others were concerned about the level of shops proposed for Gillingham and suggested that the policy makes reference to the role of on-line shopping in the District.
5. One local edge of centre retailer supported the required provision of additional comparison goods sales floor space in and adjacent to Gillingham town centre and three other comments in support of CP7 supported the regeneration of the Station Road area and the existing town centre only. They did not support retail development on the edge of the centre or out of town. They were of the opinion that Gillingham High Street needed a variety of shops (there is currently no butcher and only one baker) and it is this diverse mix of shops that would attract people to the town. They also suggested that to encourage new shops that business rates needed to be reduced and that existing empty shops in the town should be occupied before any new shops are built.

### Sturminster Newton

6. One group from Sturminster Newton objected to CP7 and its growth agenda and supports Option 7(1)a that sought to contain development within the existing primary and secondary shopping frontages in the town.
7. A second individual in supporting CP7 suggested that the balance of retail provision needed to be carefully considered. Sturminster Newton and Hazelbury Bryan were both identified as Policy Settlement C and although Hazelbury Bryan desperately needed a new shop further provision of shops in Sturminster Newton would risk a high proportion of charity shops.

### Stalbridge

8. Stalbridge Town Council objected to CP7 as they consider the policy to be unclear in terms of the future use of industrial land on Station Road, opposite William

Hughes/The Sidings.

9. Other more general objections in terms of retail provision were from individuals who were of the opinion that North Dorset had adequate supermarket provision and that no new Tesco stores were required.
10. General comments in support of retail provision ranged from full support for Option 7(1)b to expand town centre areas to allow for projected growth to agreeing to the concentration of retail growth in the town centres so as not to spoil the countryside. One major house builder also supported CP7 and the hierarchy and network of centres, in particular the recognition of the role and function of Shaftesbury.

## **Flooding**

### **Object**

11. The one objection to CP7 on the grounds of flooding relates to the proposed retail regeneration of land south of East Street and the Market Place in Blandford Forum.

## **Transport**

### **Support**

12. The Highways Agency do not agree with retail development outside of the town centres so supported CP7 as it seeks to focus retail and other town centre uses in the town centres and in other areas identified for mixed use regeneration. In particular they supported CP7 as it encourages sustainable transport and self-containment.
13. One individual in supporting CP7 suggested that infrastructure provision should be upgraded to balance the current population prior to future development especially in terms of car parking and public toilets.

## **General comments**

### **Support**

14. Six of the seven town and parishes councils supporting CP7 did not give a reason for their support. Blandford Town Council made more detailed comments and these are summarised above in the Economy section as they relate to retail provision.
15. Thirty nine of the general comments supporting CP7 either gave a short statement in support of the policy or did not give any further comment at all.

### **Object**

16. Eleven of the 18 general comments objecting to CP7 did not give a reason for their objection. Two made specific reference to Gillingham needing more of a market place and independent shops rather than any more multi-nationals. One person suggested that Gillingham must complete to be a successful town even if it is at the expense of 'those on the hill'.
17. In objecting to CP7 one individual suggested that towns should be encouraged to

develop their own individuality to complement rather than compete with other towns in the area. They were of the opinion that there is no need for additional comparison goods shops as people will always look further afield to Yeovil, Poole or Salisbury before making a large purchase. If comparison shops were permitted it is their view that they should be strictly controlled and that preference should be given to small local business. In their opinion the presence of national retailers for convenience shopping should be discouraged.

18. One individual disagrees with national and European policy in response to growing population and food production. And another assumes that growth is not happening and is unlikely to happen for 10 years so objects to CP7 on these grounds. Other comments range from private sector considerations are being ignored to Tesco's will take the lion's share of new retail development.

### **Comment**

19. Dorset County Council suggest that that policy text will need to be rewritten to take into account the cancellation of Planning Policy Statement 6: Planning for Town Centres and its replacement with the new Planning Policy Statement 4: Planning for Sustainable Economic Growth.
20. CPRE made the general comment that a balanced provision of shops/retail outlets requires intervention and protection and that much more rigorous control of superstores is required; town centre shops have already been seriously damaged. They support convenience shops in major new housing developments like land east of Shaftesbury. They are concerned that village shops are not addressed in the policy and suggest that special measures are required to arrest further decline resulting from superstores and improved road networks.
21. Other general statements neither supporting nor objecting to the policy range from the need for a large superstore such as ASDA to cater for lower income families to general statements about Blandford where one individual is of the opinion that by limiting outlets the policy is contrary to the public interest. Blandford & District Civic Society consider it wrong to restrict retail facilities to overcrowded town centres.

### **Conclusion**

22. Responses to the consultation highlighted significant levels of support for the approach being taken in Core Policy 7. There are no specific concerns about the hierarchy and network of centres although the CPRE did comment that the policy fails to mentioned shops in the villages. In fact this is covered in more detail in CP19 and DM7 but no cross reference is made in CP7.
23. There appears to be general support for the policy in its aim to ensure the future viability and vitality of the towns, although Blandford Town Council has some reservations. Reassuringly the policy supported by the Highways Agency as it seeks to encourage sustainable transport and self-containment.
24. A number of comments on the policy related to particular towns where individuals and organisations raised concern about levels and types of provision. In Blandford there are suggestions that a retail park the other side of the bypass may be appropriate whilst others had concerns about flooding in the town centre. There is



support for the regeneration of the Station Road area in Gillingham but some individuals raised concern about the relationship of the town and the neighbouring town of Shaftesbury. Certain residents in Sturminster Newton do not support the limited growth proposed whilst in Stalbridge there is frustration about the lack of detail in the policy in relation to their town.

25. In addition to the above there were a number of general comments relating to peoples preferences in terms of retail providers that are outside the control of planning policy.

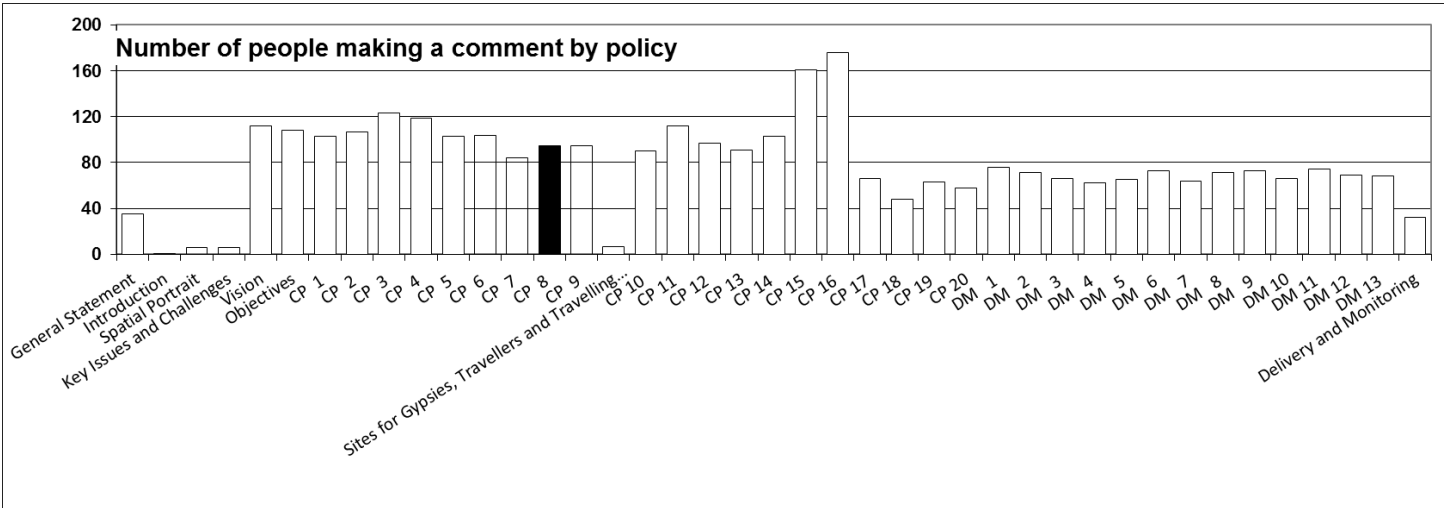
26. Finally there were no comments on the retention of shops in town centres or the shop front design elements of the policy.

### **Actions and amendments**

- CP7 (1) Ensure that the policy is adequately cross referenced with the town policies in particular CP19 for Stalbridge and the larger villages and DM7 Retention of community facilities.
- CP7 (2) Cross check that CP19 clearly describes retail provision in Stalbridge.
- CP7 (3) Review the policy in the light of the most up to date national guidance and advice.
- CP7 (4) Investigate and amend the policy if necessary to understand the close relationship between Gillingham and Shaftesbury in retail terms.
- CP7 (5) Update the policy to make reference to on-line shopping in the District.

## CP 8 Housing Mix, Type and Density

Number of people making a comment: 95



### Specific consultees: 09

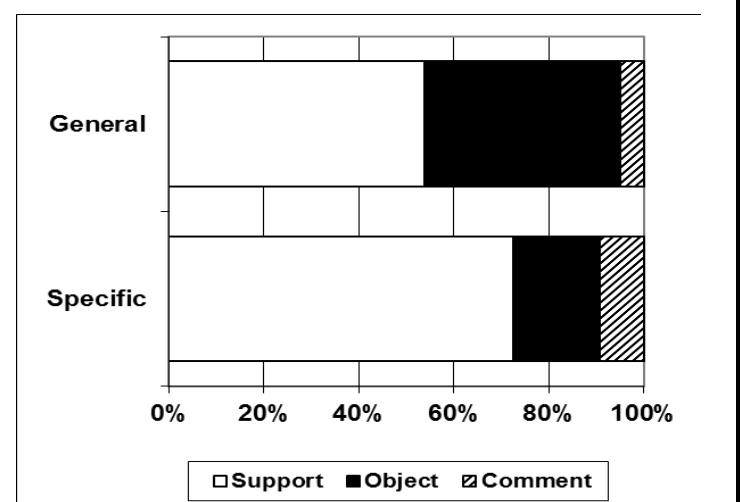
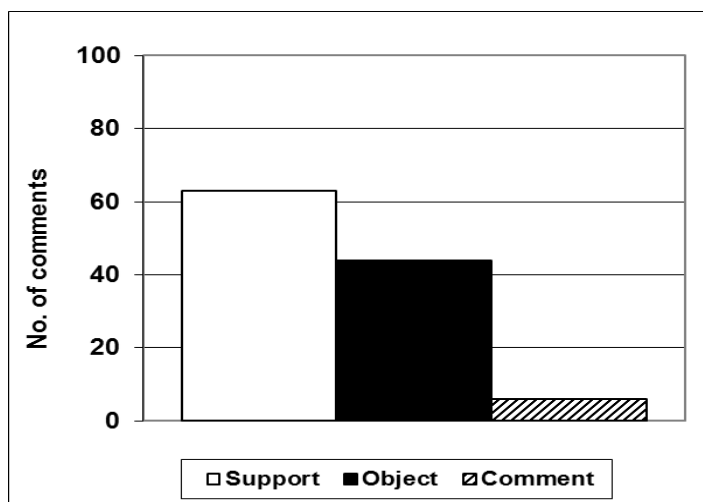
Blandford Forum Town Council, Child Okeford Parish Council, Durweston Parish Council, Fontmell Magna Parish Council, Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Shillingstone Parish Council, Stalbridge Town Council, Stourpaine Parish Council.

### General consultees: 86

Key issues raised	Support	Object	Comment	Total
General comments	50	23	3	76
Economy	0	1	0	1
Housing	13	19	3	35
Transport	0	1	0	1
<b>Total</b>	<b>63</b>	<b>44</b>	<b>6</b>	<b>113</b>

### Breakdown of opinion

### Who said what by percentage



## **Economy**

### **Object**

1. The objection suggested that houses should not be built until jobs have been provided.

## **Housing**

### **Support**

2. Child Okeford gave their support to the policy but suggested that the plan was confused about the approach to percentage and type of affordable housing that needs to be provided across the District.
3. In general support was given for the approach of enabling the density of developments to reflect local circumstances and characteristics however the design of schemes was seen as an important issue that needed to be incorporated into this policy. Schemes of 50 dwellings per hectare, even in town centres were seen as unviable and not meeting market demand.
4. Support was also given to the approach of reviewing the size and type of dwellings to reflect identified need using the housing strategy and the SHMA as the evidence to achieve this. Other factors that need to be incorporated into this assessment include the economy, the housing market and the profile of residents.
5. Support was given for the inclusion of the Lifetime Homes standard however there needs to be regard given to the viability of the site.
6. There was agreement in principle from one respondent to the policy but the response suggested that 1 and 2 bed housing was needed in Gillingham to enable singles and couples to live near work. It was also suggested that bungalows would be appropriate in Gillingham as few have been built in recent years.
7. There was a suggestion by the Blandford Garrison that the reorganisation of Blandford Camp is likely to result in an increased demand for family housing in the town.

### **Object**

8. Child Okeford objected to the density requirement in the village suggesting that densities of 30 to 35 dwellings per hectare are too high for rural areas. This was also the theme of several other objections which suggested that densities of between 30 and 50 dwellings per hectare were too high for the majority of rural North Dorset. Suggestions were that this was a national urban centric target which resulted in small drives, limited parking and on street parking, a cramped feel, dangerously narrow pavements, small gardens, no green infrastructure and 3 storey housing that is not suitable for older people and families. The lack of private outside space also makes many modern homes unsuitable as family homes.
9. Suggestions were that the incorporation of the Lifetime Homes standard and the mix

and type of housing into the policy was unjustified and that the policy in general was too prescriptive. The policy needs to be flexible to change with changing circumstances and to respond to the market. There is also a need to reflect the nature of the site with smaller sites and changes of use unlikely to be able to meet the strict requirements in the policy.

10. Suggestions were that more should be done to meet the needs of the ageing population. Housing 21 made several comments about delivery including through S106 agreements and HCA funding. Their suggestion was that more work needs to be done to meet the needs of older people including the location and type of housing that the elderly are currently living in. Other responses suggested that more bungalows were needed in Blandford for the elderly.

#### **Comment**

11. Child Okeford made a comment suggesting that 2 and 3 bed houses are more affordable than 3 and 4 bed houses and therefore the policies should seek to deliver these smaller units.
12. The CPRE suggested that the council should give itself maximum flexibility on housing densities so that the character of a settlement can be preserved through either high density development or lower density development.

#### **Transport**

##### **Object**

13. The objection stated that car parking would be an issue if developing at higher densities.

#### **General comments**

##### **Support**

14. Blandford Town suggested that there is a need for 3+ bed affordable homes to be delivered and for homes to be more sustainable and delivered with adequate outside space for clothes drying lines etc.
15. Iwerne Minster supported the policy but stated that the volume and density of development can have a significant impact on social balance and integration within a village. Support was also given by Iwerne Courtney and Steepleton however they pointed out that parishes in their position (i.e. small ones) no opportunity to improve their level of service provision or see modest changes and development.
16. One general comment which gave support to the policy gave little explanation but did not give support for greenfield expansion.

## **Object**

17. Stalbridge objected on the grounds that there was little evidence related to under occupied dwellings and the level of movements within the existing social housing stock.
18. One suggestion was to make better use of existing housing stock by addressing the second homes issue, under occupancy and restricting permissions for extensions that substantially increase the value of smaller dwellings.
19. One other objection suggested that more apartments should be built as these are a more efficient use of space especially as the SHMA suggests that 2 bed homes are the most in demand.

## **Comment**

20. General comments suggested that the SHMA should be updated to more closely reflect the current position on housing need, that the full range of housing and care for the elderly should be encouraged by the policy.
21. A suggestion of the type of harm that would need to be demonstrated to justify a density outside of the specified range was requested by one respondent.

## **Conclusion**

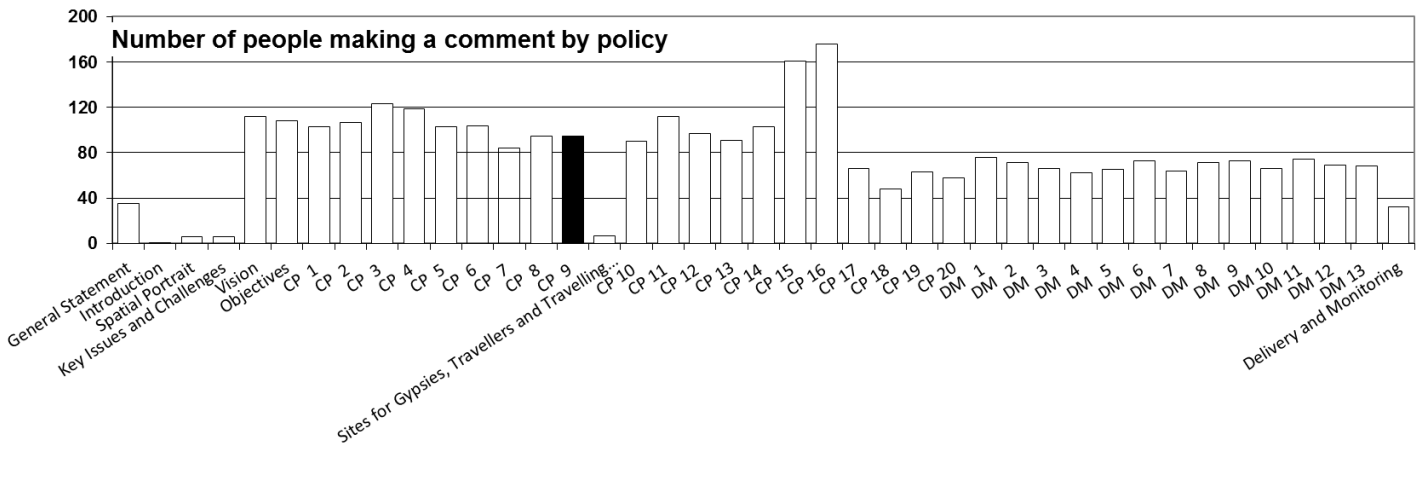
22. Support was given to the flexible approach of enabling density to reflect the local circumstances and characteristics of an area however the design of schemes was considered an important part of this and reference should be made to this in the policy. Concerns over high density development included the lack of outside space, loss of character of settlements, inappropriate housing for certain parts of the population and the encouragement of on street parking.
23. Support was also given to the proposed review of the size and type of dwellings required and that market evidence, housing need and the SHMA were the appropriate vehicles for the review. However objectors to the policy highlighted that the size and type specification should not be too prescriptive.
24. The response to the Lifetime Homes standard was mixed with some suggesting that inclusion of this requirement ahead of the Code for Sustainable Homes was inappropriate. The suggested approach was to ensure that viability considerations were incorporated into this requirement.
25. A suggestion was that houses should be built after jobs have been provided.
26. Comments were raised in relation to second homes, empty homes and under occupancy and the need for these issues to be tackled.
27. Settlement specific comments included the need for more family homes in Blandford, the need for 1 and 2 bed flats in Gillingham and the ability of new development to integrate into villages if out of character with the rest of the village.

## Actions and amendments

- CP8 (1) Ensure the flexible approach in relation to density is flexible enough to address the concerns raised whilst still ensuring that land is used efficiently. Consider the introduction of a “bedrooms per hectare” measure of density to allow for varying dwelling sizes on development sites.
- CP8 (2) Ensure that reference is made to good design in the policy.
- CP8 (3) Strengthen the review mechanism for size and type of dwellings to ensure that the most appropriate mechanism is in place for this to reflect the actual need and the available information whilst still not being too prescriptive on dwelling type and size.
- CP8 (4) Ensure that the Lifetime Homes standard requirement does not make schemes unviable by including a “viability” caveat.

# CP 9 Affordable Housing

Number of people making a comment: 95



Specific consultees: 14

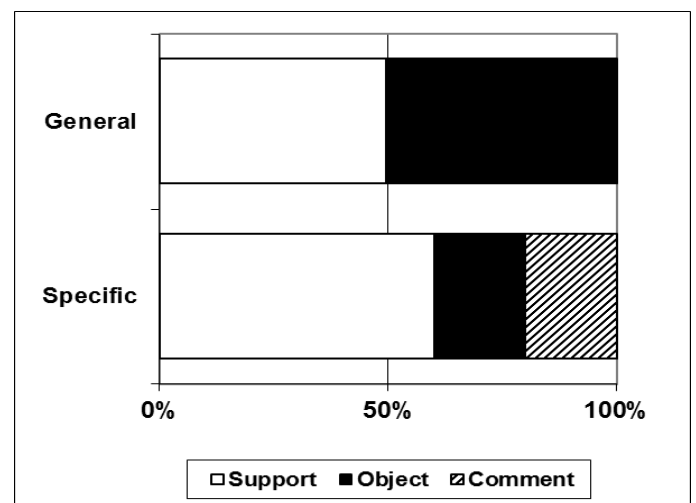
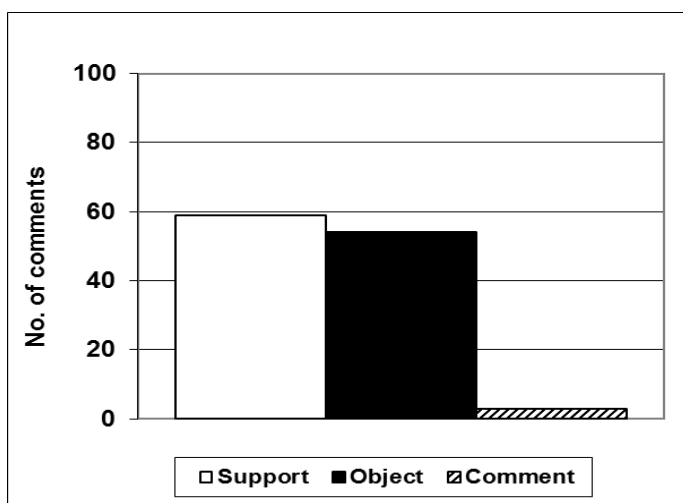
Blandford Forum Town Council, Bourton Parish Council, Child Okeford Parish Council, Compton Abbas Parish Council, Dorset County Council (DCC), Fontmell Magna Parish Council, Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Pimperne Parish Council, Shillingstone Parish Council, Stalbridge Town Council, Stourpaine Parish Council

General consultees: 81

Key issues raised	Support	Object	Comment	Total
Affordable housing	19	36	2	57
Economy	0	1	0	1
Transport	0	1	0	1
General comments	40	16	1	57
<b>Total</b>	<b>59</b>	<b>54</b>	<b>3</b>	<b>116</b>

## Breakdown of opinion

## Who said what by percentage



## Affordable Housing

### Support

1. Support for the policy was received from Blandford Forum, Bourton, Child Okeford, Fontmell Magna, Iwerne Courtney & Steepleton, Iwerne Minster, Shillingstone, Stourpaine and Woolland.
2. Bourton were concerned that having too high a target for previously developed land (PDL or 'brownfield') sites (such as Bourton Mill) may prevent them being developed. Iwerne Courtney & Steepleton feel that some parishes where there will be a policy of restraint have no opportunity to increase service provision or see modest changes over time.
3. Child Okeford suggested that small schemes which involved the loss of a dwelling where viability was in question, should still contribute to affordable housing. The viability issue is a problem for developers to deal with.
4. There was support for the 70:30 split between social rented and intermediate housing although it was recommended that this be applied flexibly having regard to viability assessments.
5. One other comment included support for a blanket 35% affordable housing target and a threshold of 15 dwellings.

### Object

6. Bourton suggest that sites of less than three dwellings should be exempt from the need to provide affordable housing to encourage growth in villages to sustain services. Contrary to this, Pimperne suggested that rather than having a percentage target, the Council should try to maximise the level of provision on each development site. Stalbridge suggested that 40% would result in social imbalances.
7. Objections were received in relation to the intention to reclaim any shortfall in affordable housing provision on a scheme that has already been granted permission but not completed where market conditions improve. It was suggested that this approach was impractical and may restrict developments from coming forward; developers take the risk on a development and therefore benefit if the risk pays off. It was suggested that this approach was contrary to Circular 05/2005.
8. A suggestion was that the approach taken by the Council in assessing viability (i.e. Three Dragons) was lacking in understanding of development industry profit margins and that it only took a snapshot of the housing market. It was suggested that a developer/agent/officer working group should be established to tackle the issue. It was also suggested that the HCA model should be used as a nationally accepted assessment. One other response suggested that commercial reality has been ignored.
9. One suggestion was that the use of "minimum" in relation to targets needs to be clarified. It was suggested that the use of the word minimum was not flexible enough to deal with sites where viability is a concern and that site by site viability assessments should be used.



10. Comments also suggested that the affordable housing target should be based on deliverability in addition to viability. If a land owner is not willing to develop the site with affordable housing on it, the units are not deliverable. Suggested targets included 35% across the board rather than having a lower percentage for Gillingham only. Conversely, comments were received suggesting that the affordable housing targets were not high enough.
11. A further suggestion was that by having an overly onerous affordable housing target, the delivery of market and affordable housing will be stifled. In addition, there was uncertainty over the availability and arrangements around grant funding of affordable housing. The suggestion was that the emphasis of the policy should be changed to offer support to developers where there was commitment to deliver high levels of affordable housing and that grant should primarily be used to deliver 40% on difficult schemes.
12. The implications of the site threshold for smaller schemes was mentioned several times with the main suggestion being that the viability on small schemes was difficult to predict due to the large error associated with it.
13. The prioritisation of affordable housing over all other objectives may make some objectives of the strategy difficult to deliver. This includes the vitality of smaller settlements where smaller schemes may be unviable due to the high levels of affordable housing, restricting growth and harming the settlement. A higher threshold and site by site viability assessments on smaller sites was suggested.
14. It was suggested that affordable housing should be confined to larger settlements with good employment opportunities, good communication links and a lower cost of living.
15. One suggestion was that "shared ownership" was complicated and unjust as housing associations have none of the maintenance obligations of a normal landlord.
16. The potential for management issues to result from pepper-potting was also highlighted. There were three issues mentioned: 1. incompatible with market housing due to unit size (affordable is generally larger than market); 2. cannot deliver sheltered housing in same block as market housing due to prohibitive management issues; 3 provision in a separate block would reduce the overall numbers on the scheme and therefore result in an inefficient use of land. In some instances it would not lead to a "successful community" (see appeal decisions at Hazelmere and West Greenford). A suggestion was that affordable homes should be "clustered" in groups of 10 to 15 units rather than pepper-potted.
17. Support was given for the inclusion of measures to enable "off-site" provision as on some sites it is not possible to provide affordable dwellings.
18. A suggestion was that the affordable housing target for Gillingham should be higher as the SHMA study indicated that the highest proportion of need was in the town.
19. A further suggestion was that affordable housing completions should be delivered last as this would help the viability and cash flow of a development.

**Comment**

20. As a provider of affordable care for the elderly, Dorset County Council submitted a

lengthy response detailing their position in relation to affordable extra care housing. The main thrust of this response was that there is a shift to extra care facilities where care is provided to residents in their own homes often in the community and that the elderly requiring care also need this accommodation to be affordable. The policy needs to be sufficiently robust in relation to extra care facilities to enable affordable accommodation to be provided as part of all extra care accommodation proposed.

21. Dorset County Council suggested two criteria for assessing applications for care facilities in Dorset these are:

- That the proposal fits within the strategic aims of DCC and NHS Dorset and that these two bodies are consulted in all such proposals;
- That proposals are supported by a robust needs analysis that demonstrates a need for the facility in the locality.

22. Dorset County Council also suggested that there should be a resistance to the change of use away from care homes as the need for care homes fluctuates over time. They also supported the lifetime homes standard being a requirement as this makes the provision of care easier and that key workers should incorporate care assistants, domiciliary care workers, personal assistant health care workers and health care assistants. If affordable housing is not provided for these key workers, there will be insufficient workers available to care for the ageing population in Dorset.

23. Lydlinch suggested that the 40% target was not high enough in rural areas and that 75% was a more appropriate target to meet need. Compton Abbas questioned the level of subsidy needed to make a house affordable and where this subsidy is coming from.

## **Economy**

### **Support**

24. There was a suggestion that jobs need to be delivered prior to the delivery of homes and that homes should be available for people of all ages for rent and to buy. This would attract people to work in Gillingham. There was concern expressed on the overall availability of jobs in the District.

## **Transport**

### **Object**

25. The additional cars associated with new houses will increase traffic congestion.

## **General comments**

### **Support**

26. A general comment was that affordable housing should be for local people and key workers only. Affordable housing should not be sold off to the private sector.
27. There was a need for greater understanding of local need in relation to type and size of housing.

## Conclusion

28. There were suggestions that the viability model being used to inform the policy was flawed and that the HCA model should be used in conjunction with an officer/developer/agent working group.
29. The main concern about the policy was the level of flexibility the approach permits. A flexible approach was suggested in relation to smaller sites and in relation to the percentage target itself. Suggestions were that delivery of supporting infrastructure and market housing may be jeopardised. Seeking a “minimum” percentage was considered not to be flexible enough to deal with the exceptions to the viability assessment results. A site by site assessment should be used when viability was a concern.
30. Suggested targets ranged from an across the board target of 35% to a minimum of 40% on all sites with some suggestions that the target should be higher still.
31. Concern was raised over the impact of the affordable housing target/threshold on smaller sites and on previously developed sites. The concern was that the targets may make some sites unviable and prevent them from coming forward for development.
32. The implications of the policy for growth in smaller villages were also highlighted as the policy approach restricts development on smaller sites, restricting the ability of a settlement to increase service provision. Conversely suggestions were that affordable housing should be confined to larger settlements with good employment opportunities, good communication links and a lower cost of living.
33. There was a suggestion that “pepper-potting” was not always possible or desirable and that a flexible approach including off site provision, should be used especially for care home schemes.
34. Several objections were received in relation to the intention to reclaim any shortfall in affordable housing provision when market conditions improve. It was considered impractical and would restrict finance for a scheme through introducing uncertainty.
35. There was support for the 70:30 split between social rented and intermediate housing although the suggestion was that this should be kept relatively flexible
36. As a provider and manager of care homes Dorset County Council made several important comments relating to their provision and the affordability of these. The suggestion was that affordable extra care homes need to be provided alongside market extra care facilities in a similar vein to the delivery of conventional affordable and market housing.
37. DCC also suggested that they were consulted on all proposals for care homes and that all proposals were accompanied by a needs analysis that demonstrates a need for the

scheme. They also suggested that the policy should resist the change of use of an existing care home to other uses. They supported the inclusion of the Lifetime Homes standard.

38. DCC suggested that the definition of key workers should incorporate workers who are employed to give care.

39. The suggestion was that there needs to be greater understanding of the need for affordable housing in rural areas especially the size and type of dwellings needed.

### **Actions and amendments**

CP9 (1) Consider building flexibility into the policy to enable difficult sites to be developed maybe using targets proposed as a starting point for negotiations where it can be demonstrated that the target cannot easily be met.

CP9 (2) Look into the issue in smaller settlements which may wish to grow to provide new facilities but also considering the level of current service provision, employment opportunities and cost of living in these settlements.

CP9 (3) Consider a flexible approach to certain types of development where pepper-potting may not be appropriate and where viability may be harmed if the mix of tenures is too rigid.

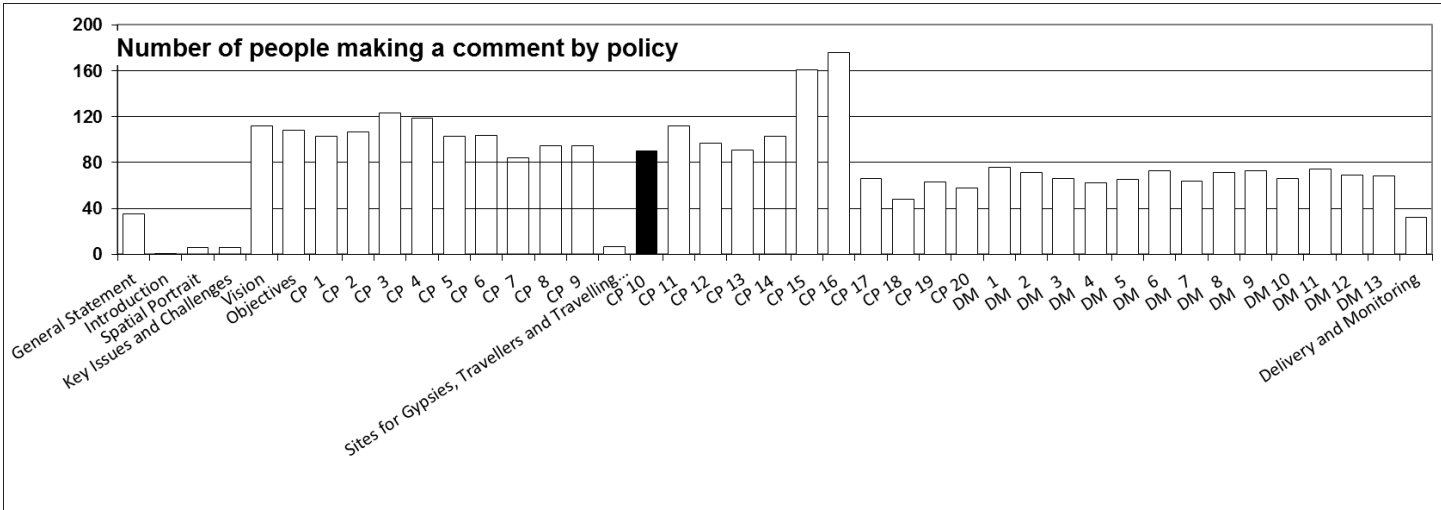
CP9 (4) Look again at the intention to reclaim any shortfall in provision where market conditions improve and specifically the practicalities of this approach.

CP9 (5) Consider in detail what changes need to be made to the policy to take on board Dorset County Council's comments and seek agreement on any revised approach.

CP9 (6) Ensure that information on the need for affordable homes in villages is kept up to date.

# CP 10 Affordable Housing: Rural Exception Schemes

Number of people making a comment: 90



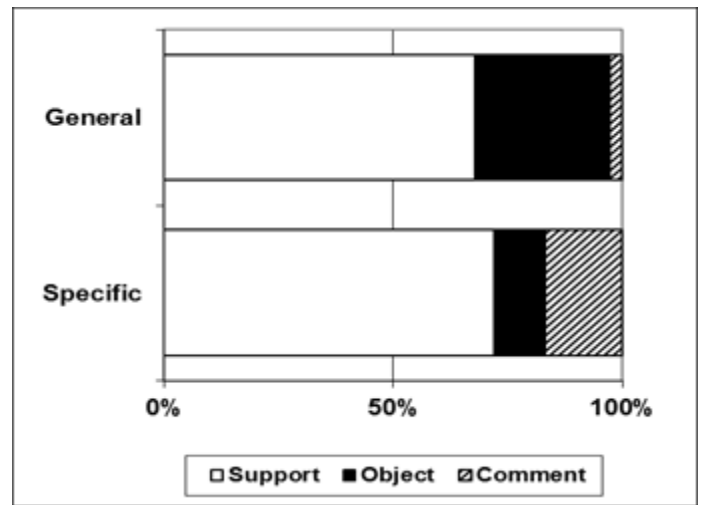
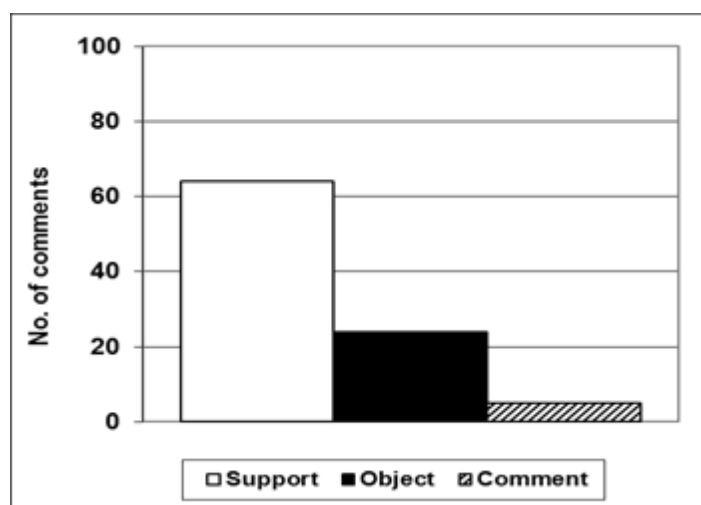
## Specific consultees: 16

Blandford Forum Town Council, Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Natural England (NE), Pimperne Parish Council, Shillingstone Parish Council, Stalbridge Town Council, Stourpaine Parish Council, Tarant Hinton Parish Council.

## General consultees: 74

Key issues raised	Support	Object	Comment	Total
General comments	41	13	1	55
Affordable housing	21	6	2	29
Biodiversity, habitats and species	0	0	1	1
Resources	0	1	0	1
Housing	0	3	1	4
Transport	2	1	0	3
<b>Total</b>	<b>64</b>	<b>24</b>	<b>5</b>	<b>93</b>

### Breakdown of opinion | Who said what by percentage



## Affordable Housing

### Support

1. Blandford Forum, Durweston, Fontmell Magna, Iwerne Minster, Pimperne, Shillingstone, Stalbridge and Stourpaine all gave their support to the policy.
2. Iwerne Courtney supported the policy but point out that smaller settlements have little opportunity to increase service provision and see modest change over time. Woolland also supported the policy but were pleased that the village was not listed as a suitable location for rural exception sites due to its remoteness.
3. Generally support was given to the proposal of focusing rural exception sites on settlements with a reasonable level of services and that they were placed as near as possible to existing services. It was suggested also that the policy wording should be made clear that sites “may” be permitted at other settlements.
4. One supporting comment suggested that the policy was essential if young people were to be encouraged to stay in the area.
5. Other supporting comments suggested that sites need to be individually justified and that they need to be policed and preserved as affordable housing sites. It was also suggested that affordable homes should be provided without the need for private homes.
6. Other supporting comments from agents/developers indicated that rural exception sites were acceptable as they enable affordable housing to be delivered lessening the impact on larger allocated sites and lessening the impact on site viability. It was also suggested that affordable housing in rural areas should take place as part of market led housing developments.

### Object

7. Child Okeford suggested that rural exceptions should be permitted in all settlements below 3,000 population and that all Policy C settlements should be reserved for affordable housing only.
8. Tarrant Hinton suggested that affordable housing should not be provided in rural areas as in reality, schemes in the countryside would result in isolation due to poor infrastructure. It would be better to focus on larger settlements.
9. One response objected due to the fact that affordable housing in small villages is desperately needed for young people. This was supported by another objection which suggested that rural exception sites should be supported in all settlements of less than 3,000 population.
10. Objection was received from one individual pointing out that often landowners will not deliver a site without the inclusion of market housing on their land.
11. One objection pointed out that rural exceptions were by definition outside of existing settlement boundaries whereas the policy permits rural exceptions within the settlements which is incorrect.

### Comment

12. Lydlinch Parish suggested that the settlement of Lydlinch should be considered an appropriate location for affordable housing, similar to Kings Stag.
13. Dorset County suggested that rural exceptions should be permitted at settlements of greater than 3,000 population in line with the submission made to and supported by LGA and forwarded to the Government.

## **Biodiversity Habitats and Species**

### **Comment**

14. Natural England highlighted their position that all residential development within 5km of the Dorset Heathlands should only be permitted if suitable mitigation is put in place.

## **Housing**

### **Object**

15. One response suggested that the policy could result in villages being flooded with housing that was not wanted.

## **Transport**

### **Support**

16. The Highways Agency supported the approach of delivering rural exceptions in the more self-contained settlements. Delivery of affordable housing should only be located where a range of facilities are available to help deliver more sustainable rural communities.

### **Object**

17. There was concern that new housing would exacerbate existing traffic problems.

## **Conclusion**

18. Generally there was support for the position being taken in the policy. Concern primarily related to the delivery of affordable housing in remote rural areas where the cost of living is greater than in better served areas.

19. There was however concern that a strict application of the policy may prevent the delivery of much needed affordable homes in rural areas to encourage young people to stay in the area. It was suggested that clarity was added to the wording that enables delivery in settlements other than those listed.

20. There was a suggestion that the need for sites need to be justified and that they should remain affordable.

21. The upper threshold of settlements of 3,000 population was questioned by Dorset County Council as the Dorset Strategic Partnership (of which NDDC is a member) have made representations to Government about removing this ceiling.

22. Natural England highlighted that all residential schemes within 5km of the Dorset Heathlands need to have suitable mitigation in place. This applies to settlements in the southern part of the District.

23. The Highways Agency supported the approach of focusing development on the more self-contained settlements where the range of facilities available supported the new population.

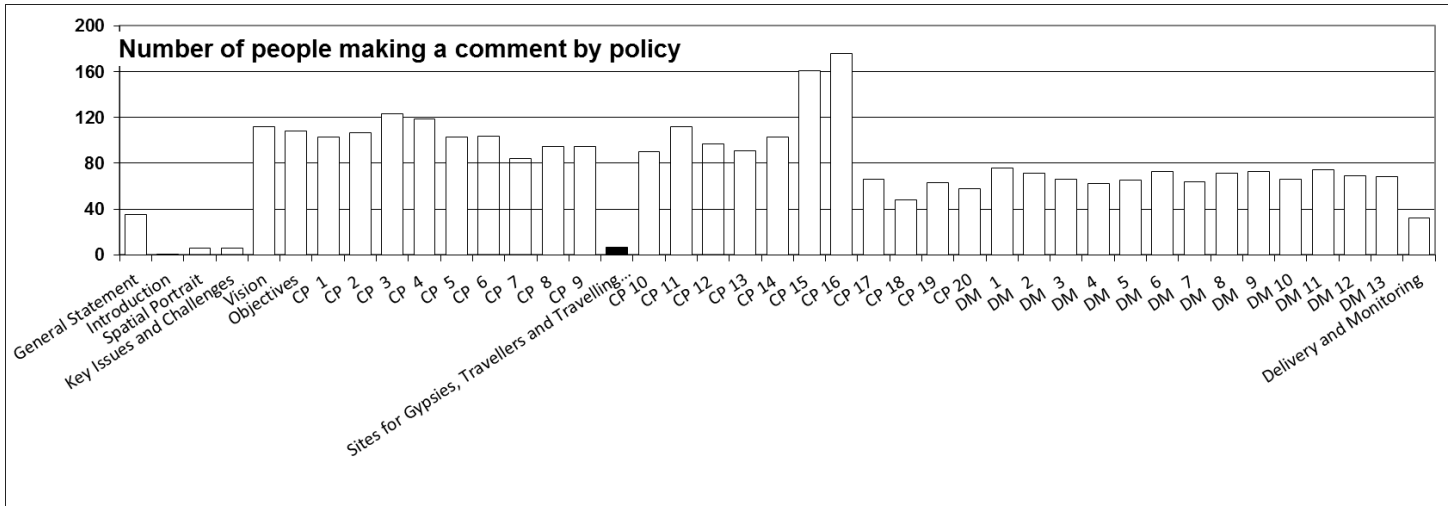
**Actions and amendments**

- CP10 (1) Look into the possibility of extending the rural exceptions policy to include settlements of greater than 3,000 population.
- CP10 (2) Ensure that the Core Strategy adequately deals with the issues related to development within 5km of the Dorset Heathlands so that affordable housing can be delivered on rural exception sites.



**CP10 Affordable Housing: Sites for Gypsies, Travellers and Travelling Showpeople**

**Number of people making a comment: 7**



**Specific consultees: 3**

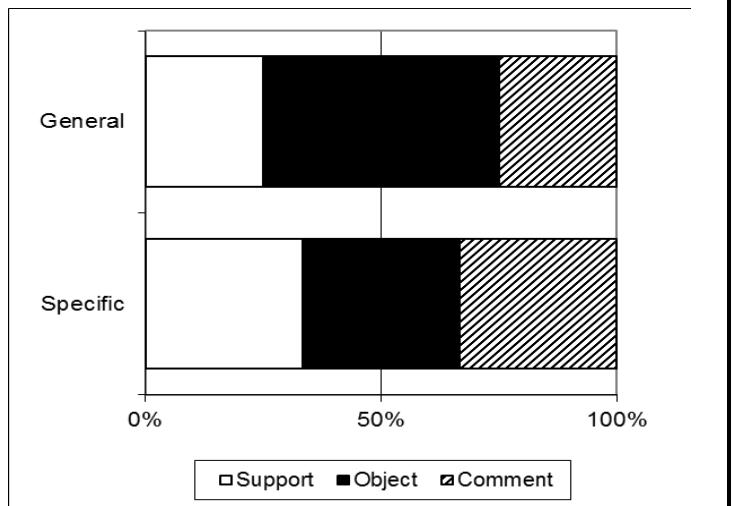
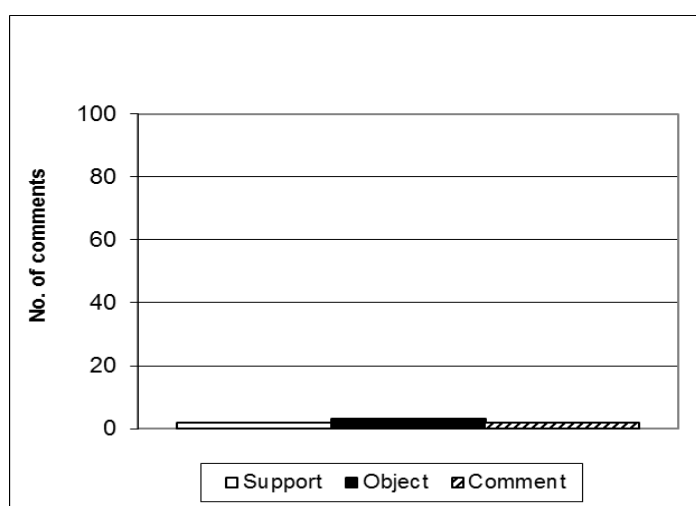
Dorset County Council (DCC), Pimperne Parish Council, Tarant Hinton Parish Council.

**General consultees: 4**

Key issues raised	Support	Object	Comment	Total
General comments	1	1	0	2
Affordable housing	1	2	2	5
<b>Total</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>7</b>

**Breakdown of opinion**

**Who said what by percentage**



<b>Housing</b>
<p><b>Support</b></p> <p>1. In supporting the policy, one respondent said that dealing with issues of Travellers' sites is difficult and needs to be considered carefully.</p> <p><b>Object</b></p> <p>2. One respondent objected to the provision of sites for Travellers other than Travelling Showpeople.</p> <p><b>Comment</b></p> <p>3. The comments made by two individuals related to suggested text changes aimed at relating Gypsy and Traveller sites more closely to housing provision and preventing the Steam Fair site becoming permanent.</p>

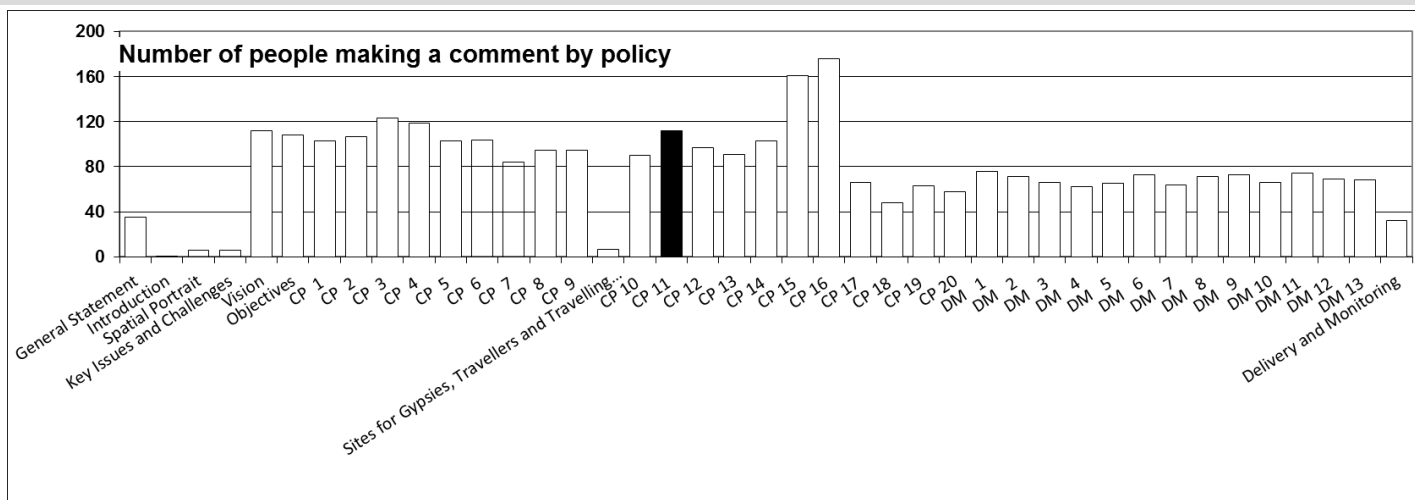
<b>General comments</b>
<p><b>Support</b></p> <p>4. Tarrant Hinton PC (DNP2314) supports the need for a transit site for Gypsies, Travellers and Travelling Showpeople in relation to the Great Dorset Steam Fair. However, they consider Para 2.5.53 to be poorly worded and 'a few weeks each year' needs to be amended with more specific detail.</p> <p><b>Object</b></p> <p>5. Pimperne PC (DNP1503) suggests amending the wording of paragraphs 2.5.53 and 2.5.54 to ensure that any Steam Fair travellers' site is of a temporary transit nature, on a three year permission (fixed or rolling).</p>

<b>Conclusion</b>
<p>6. From the limited number of comments on CP10, the overall conclusion is that there is broad support for the policy from both the specific and general consultees. It would be worthwhile looking at the precise wording in order to ensure that appropriate phrasing is used in respect of the Steam Fair site provision.</p>

<b>Actions and amendments</b>
<p>CP 10 Review the text for CP10 'Site for Gypsies, Travellers and Travelling Showpeople' in relation to the provision of a temporary site for the Great Dorset Steam Fair.</p>

# CP 11 Grey Infrastructure

Number of people making a comment: 112



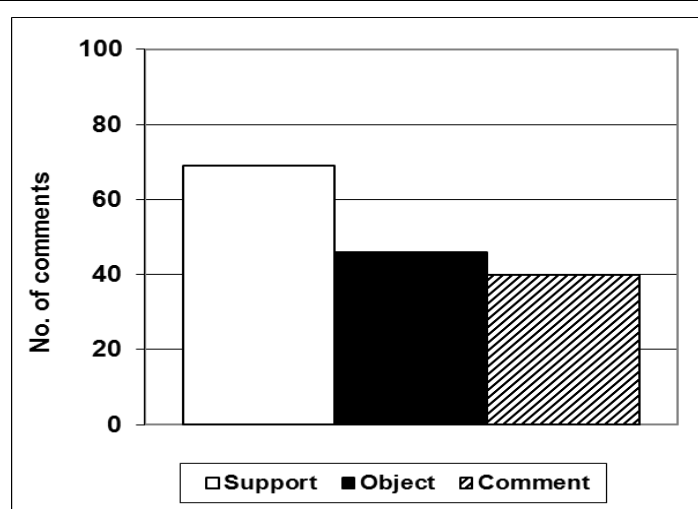
## Specific consultees: 20

Blandford Forum Town Council, Bourton Parish Council, Child Okeford Parish Council, Compton Abbas, Parish Council, Dorset County Council (DCC), Durweston Parish Council, Entec Uk Ltd, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shillingstone Parish Council, Stalbridge Town Council, Stourpaine Parish Council, Sturminster Newton Town Council, Wessex Water (WW), Winterborne Stickland Parish Council.

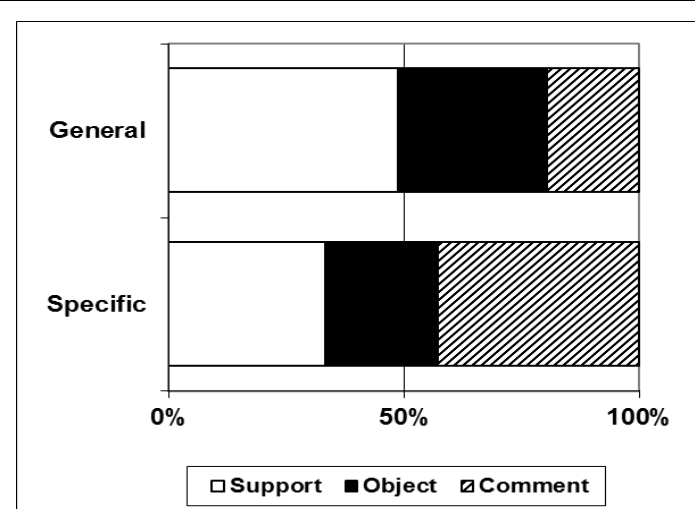
## General consultees: 92

Key issues raised	Support	Object	Comment	Total
Biodiversity, habitats and species	1	0	0	1
Delivery	0	1	0	1
Flooding	0	0	3	3
Transport	17	21	18	56
Utilities	2	4	3	9
General comments	49	20	16	85
<b>Total</b>	<b>69</b>	<b>46</b>	<b>40</b>	<b>155</b>

### Breakdown of opinion



### Who said what by percentage



## Biodiversity, habitats and species

### Support

1. Only one comment was received regarding the biodiversity, habitats and species aspects of CP11. This was to the effect that the Dorset Wildlife Trust supports SuDS and mitigation/enhancement measurements.

## Delivery

### Object

2. One general consultee objected to CP11 in the context of delivery, on the basis that contributions to infrastructure on brownfield sites should be less than that on greenfield sites, recognising the difference in viability. It was contended that putting brownfield sites in direct competition with greenfield sites will prevent them coming forward. Any money collected should be tied to the purpose for which it was collected.

## Flooding

### Comment

3. The Environment Agency (EA) commented that the wording of the policy could be improved. It was also suggested that reference could be made to 'Design for Exceedance in Urban Drainage - good practice guide C635' produced by CIRIA. Also, there is an expectation that flood infrastructure identified as part of a level 2 SFRA is used in part to satisfy part c of the exceptions test applicable.
4. The EA also suggested that the drainage section should be expanded to incorporate 'Drainage and Flood Prevention'. Recommended text implies the use of development to facilitate flood risk management infrastructure as identified in a level 2 SFRA and the management of surface water sustainably (ie SuDS).
5. It was mentioned by the EA that Table 4.5.1 does not provide a link between Grey Infrastructure and the intended outcome of drainage and flood prevention - for example, the provision of flood risk management infrastructure in line with the results of a Level 2 SFRA.

## Transport

### Support

6. Of those respondents supporting CP11, the Highways Agency offered clear support for the the Council's commitment towards delivering more sustainable transport and supported the range of measures to make more effective use of the existing highway network. The Agency was also encouraged by the proposals aimed at improving walking and cycling facilities, especially in relation to the Trailway, and by the Council's approach to improve public transport links between towns and provide demand responsive transport improvements. The Agency highlighted the need for the Council to work with the private and voluntary sectors to effect improvements.

7. Parking was a matter of concern for a number of respondents. The Highways Agency suggested that the Council looks to encourage schemes which provide shared parking solutions to improve the management of parking. SturQuest for Open Spaces felt that a perceived lack of parking in Sturminster Newton is already a barrier to commercial activity in the town and there is little point in increasing retail capacity in the town.
8. Natural England and a number of individual respondents were in favour of more facilities for cycling and walking, notably the Trailway.
9. Public transport was a topic of some interest - a range of comments being received. Blandford Garrison hopes that there will be improvements to the current limited service between Blandford and the Camp, recognising that Demand Responsive Transport proposals may form part of the solution. Community led transport was suggested as a way forward to solving rural transport difficulties. Cranborne Chase and West Wiltshire Downs AONB felt that providing parking points where rural roads meet major routes used by public transport could help reduce the impact of cars in rural settlements. A number of individuals expressed support for improved public transport and the emphasis on cycling and walking.
10. One expression of general support also mentioned that rural roads are disrupted by inappropriate lorries and coaches taking short cuts. The suggestion was made that routes are designated for larger vehicles.

## **Object**

11. One objector felt that there should be more emphasis on minimising travel needs and improving public transport. Woolland Parish Meeting objected to making best use of public transport which it sees as inadequate. Another highlighted in particular the need for improved public transport links with West Stour and the provision of a footpath from the village to its shop on the A30.
12. Objections to the parking element of CP11 ranged from the provision of more parking in residential areas to the need for free parking in town centres to encourage shoppers and multi-storey parking provision.
13. Only two objections related to road safety - this was in respect of the B3081, which the objector felt could not take any more traffic as it is already a dangerous road, and the need for cycleways to be properly integrated into new developments.
14. With regard to walking and cycling, the main points presented were to the effect that elderly and working people are not likely to embrace walking or cycling as alternatives to the private car and that in rural areas there is no chance of walking/cycling policies being effective as people must use their cars.
15. Numerous objectors felt that better traffic management proposals are needed, including reducing levels of commuting.
16. Other points of significance raised by respondents included concerns about traffic levels on A350, the use of inappropriate roads by HGVs, reassessing speed limits, reducing traffic on A303 and traffic distribution in Gillingham.

## **Comment**

17. An important comment in relation to CP11 was received from the Highways Agency, suggesting that clarification is needed as to how the various options presented in

CP11 relate to identified policy.

18. Several suggestions were made about making public transport easier to use, such as integrated timetabling for trains/buses, better interchange facilities and making all forms of transport more accessible for people with disabilities, including better booking arrangements for demand responsive services.
19. Many comments echoed points made in support of CP11, including more managed use of the highway network by lorries, better cycling facilities and greater efforts to discourage use of the private car.
20. Dorset County Council commented that the text needs to clarify that the approach of CP11 is not 'predict and provide' but a capped response to the needs of a Distinct locality and the functionality of its local context.

## Utilities

### Support

21. Cranborne Chase and West Wiltshire Downs AONB strongly recommended that the undergrounding of cables and funding provided for these improvements by the utility company be referred to in CP11 due to the potential benefit to landscapes, amenity and general environment of AONBs.
22. Milton Abbas Trust for Community and Heritage generally supported CP11 but drew attention to the importance of high speed broadband in the future growth of rural businesses. This theme was continued by other respondents who objected to the policy on this basis.
23. Wessex Water supported the overall approach to infrastructure provision that it should be delivered at the right time and the right place to support development.

### Object

24. Three objections to CP11 concerned a perceived lack of emphasis on the provision of adequate broadband capacity in rural areas. Bourton Parish Council and an individual respondent both suggested that rural businesses would derive significant benefit from better broadband capacity.
25. Woolland Parish Meeting also suggested that mobile phone coverage needed to be improved in certain localities as well.

### Comment

26. The provision of adequate foul drainage (including sewage works capacity) to support new development was the key concern of the respondents neither supporting nor objecting to CP11. The Environment Agency also raised a concern about concern over allocation of sites in areas that are not served by mains sewerage.

## Conclusion

27. In summary, respondents made reference to many issues, at both the strategic and local levels. Sometimes these were contradictory (more parking provision / less

parking provision) but often clustered around a theme or aspect of the policy (better public transport, improved facilities for walking and cycling).

28. While there was much general support for CP11, there was also a significant level of objection, especially in terms of transport related infrastructure.

29. Numerous comments from respondents supporting the policy referred to a variety of issues concerning A30, A350, A303 and C13.

30. One or two comments identified matters it was felt had not been fully explored in the policy, such as drawing on the Dorset Rural Roads Strategy.

31. Other comments ranged from remarking on the poor condition of roads in the district to carrying out air pollution surveys to introducing congestion charging in the towns.

### **Actions and amendments**

CP11 (1) Review policy wording to ensure that it fully addresses key issues.

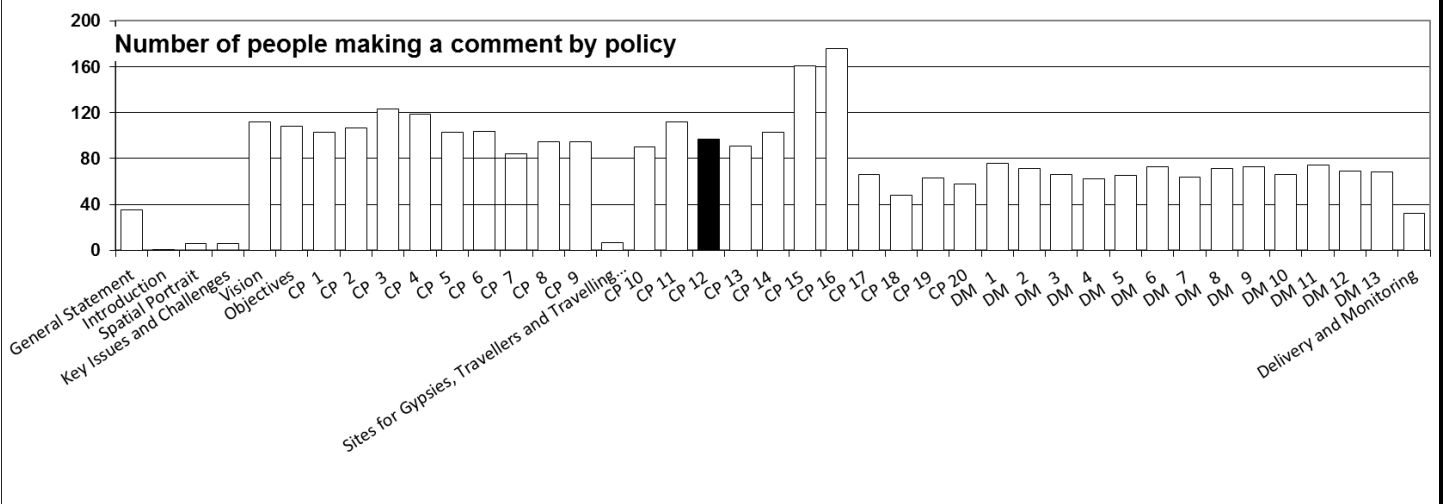
CP11 (2) Consider extending the drainage section to incorporate flood prevention.

CP11 (3) Ensure that broadband provision is given appropriate weighting within the section.

CP11 (4) Consider strengthening the policy in respect of community-led transport schemes in rural areas.

## CP 12 Social Infrastructure

Number of people making a comment: 97



**Specific consultees: 10**

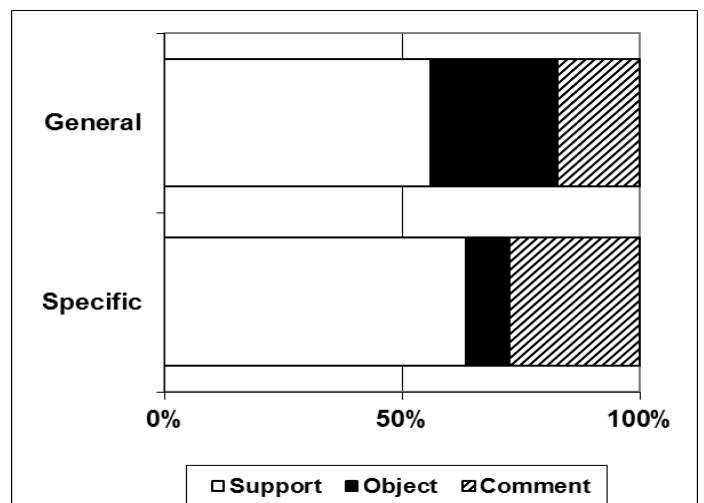
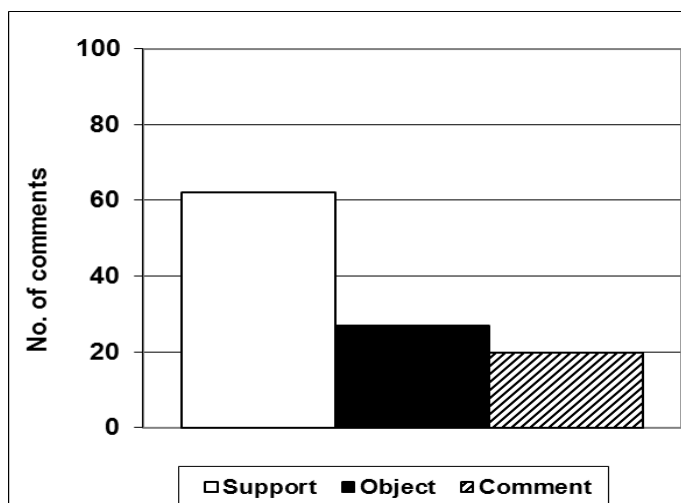
Blandford Forum Town Council, Bourton Parish Council, Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Fontmell Magna Parish Council, Government Office for the South West (GOSW), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council.

**General consultees: 87**

Key issues raised	Support	Object	Comment	Total
General comments	55	13	10	78
Economy	0	2	0	2
Education	1	7	4	12
Health	0	2	0	2
Recreation/leisure	6	2	6	14
Transport	0	1	0	1
<b>Total</b>	<b>62</b>	<b>27</b>	<b>20</b>	<b>109</b>

**Breakdown of opinion**

**Who said what by percentage**





## Economy

### Object

1. Comments on CP12 in relation to the economy were from general consultees only. One response was that market forces will ultimately decide on the success of privately run facilities and the second response related to the service provision in a specific village.

## Education

### Support

2. One individual supported CP12 on the grounds of education but questioned why there were only 3 paragraphs on schools. However, at the same time as supporting the policy they also questioned the capacity of their local village school to accommodate the proposed increase in the population.

### Object

3. The largest number of objectors to CP17 that identified a specific issue was concerned about education. One specific consultee, Child Okeford Parish Council is concerned that their village school would be oversubscribed if the proposed growth took place. Two other individuals in Stalbridge were also concerned that the school in their town would not be able to cope with any increase in the population. One individual raised concern at the proposals to increase capacity at secondary schools in Blandford, Shaftesbury and Gillingham, but no mention had been made in relation to capacity and growth in Sturminster Newton. In terms of capacity at secondary schools a Gillingham pressure group has suggested that rather than an expansion on what is already a large school that a new secondary school was required in the town. This proposal was supported by a local resident with similar concerns.

### Comment

4. Gillingham School responded directly to the consultation neither supporting nor objecting to CP12 and the plans for growth. However, they did state that many of the existing facilities at the school were in need of modernisation and improvement before any expansion of the school could be considered.
5. Other general comments with education as an issue focused on the need for further education facilities. In Shaftesbury concern was raised by one individual that facilities in the town needed to be enhanced. The National Farmers Union (DNP3529) also noted that CP12 makes no mention of Kingston Maurward College (Dorchester) even though there are strong links between the college and rural North Dorset. The college provides subsidised transport for a significant number of students in the area. They also mentioned that the college were looking at establishing an "outreach" facility in the District and that ideally if there was demand this would be linked to an existing secondary school to provide diplomas for 14-16 year olds. The NFU go on to suggest that the Council open an active dialogue with the college and to recognise its importance in the policy.

## Health

### Object

6. Two general consultees objected to CP12 on the grounds of health and hospital provision. One resident of Gillingham was particularly concerned that CP12 did not propose a new hospital in the town. The second comment from a Gillingham pressure group supported this suggestion.

## Recreation/Leisure

### Support

7. Of those individuals supporting CP12 for its recreation and leisure policies a number of additional comments were made. One in particular was Churches Together who suggested that church halls were identified as providing community facilities (DNP5328). Other individuals suggested that more arts facilities were needed especially for young people. This point was also highlighted by Blandford Garrison who were pleased that the policy supported recreation/leisure provision in the town, but were concerned that the Corn Exchange as a Listed Building may be limited in the number of facilities it could provide. With a large proportion of young people and families the Garrison are keen to see improvements in recreation and leisure in the town and they even went as far as suggesting that a cinema / theatre / leisure complex may be more appropriate in an industrial area on the outskirts of town (DNP2209).

### Object

8. Of those objecting to CP12 in relation to recreation and leisure one person was concerned that the policy did not sufficiently address the needs of the young / teens in particular. The second was based on the fact that Gillingham did not have a large indoor swimming pool or indoor racket courts. Since the publication of the Core Strategy the refurbished and extended Riversmeet Centre has opened with a new pool and indoor courts being available to the general public.

### Comment

9. An important comment in relation to CP12 and recreation and leisure provision was from Dorset County Council who refer to a recent study undertaken by the Local Futures Group that concluded that North Dorset was the area in the county most in need of strengthening cultural amenities (DNP2122).

## General comments

### Support

10. Other than Child Okeford all other town or parish councils commenting on CP12 supported the policy with many not giving an explanation as to the reason why. This trend was continued by a large number of individuals who also supported the policy in general but did not provide any further reason for their support.

## **Object**

11. General objections tended to once again question the provision of medical facilities or the capacity of local schools to accommodate growth.
12. However, more specific objections related to the inclusion of 'pigeon shooting' and 'paintballing' as possible country pursuits and rural leisure activities and the fact that the policy did not include natural open spaces, allotments and orchards that make a positive contribution to the health and well being of a local community.

## **Comment**

13. Of those people neither supporting nor objecting to CP12 again many questioned the provision of facilities or capacity of existing facilities to accommodate growth. Some comments were town specific whilst others suggested that the objectives of CP12 would be more appropriate in Social Services or Education Authority statements.

## **Conclusion**

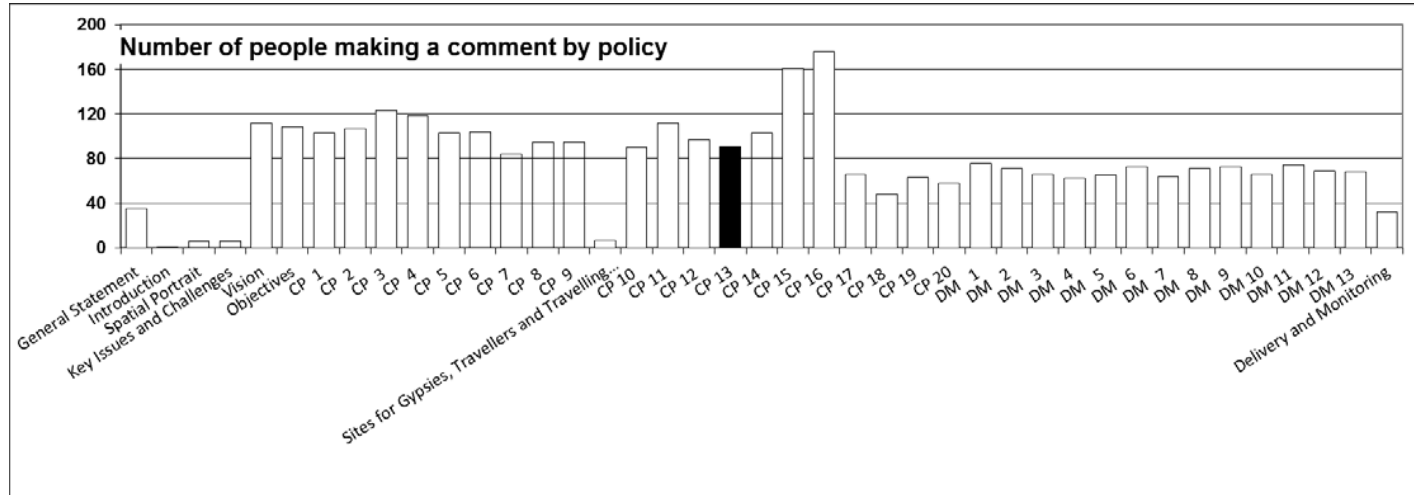
14. Many comments, words of support and objection to CP12 and social infrastructure related to the existing provision in individual villages and towns and questioned the capacity of local schools and doctors surgeries to accommodate the proposed growth. As such any amendment to the policy will require updates from the County Council in relation to education and childcare requirements and the PCT (or its replacement body) for medical coverage.
15. One or two comments identified important issues that had not been fully explored in the policy, such as the role of Kingston Maurward College in providing diplomas for 14-16 year olds and the provision of leisure facilities young people. Both of these issues require further investigation and possible inclusion in the policy.
16. Finally, one general comment objected to the inclusion of certain country pursuits in the wording of the rural leisure activities paragraph, but these are personal opinions of what is and what is not suitable in the countryside. A second person suggested that the social infrastructure policy include open spaces and allotments etc. as these support a healthy community. Health is very much a cross cutting issue and the benefits of open space and allotments are discussed further in CP13 – Green Infrastructure.

## **Actions and amendments**

- CP12 (1) Contact Dorset County Council and PCT (or replacement body) to confirm education and medical provision for planned growth.
- CP12 (2) Open dialogue with Kingston Maurward College to consider outreach facilities at secondary schools in North Dorset. Include existing links in relation to transport.
- CP12 (3) Explore the possibility of including youth leisure facilities in the policy.
- CP12 (4) Include minor change to public community facilities to include church halls (Paragraph 2.6.37)

# CP 13 Green Infrastructure

Number of people making a comment: 91

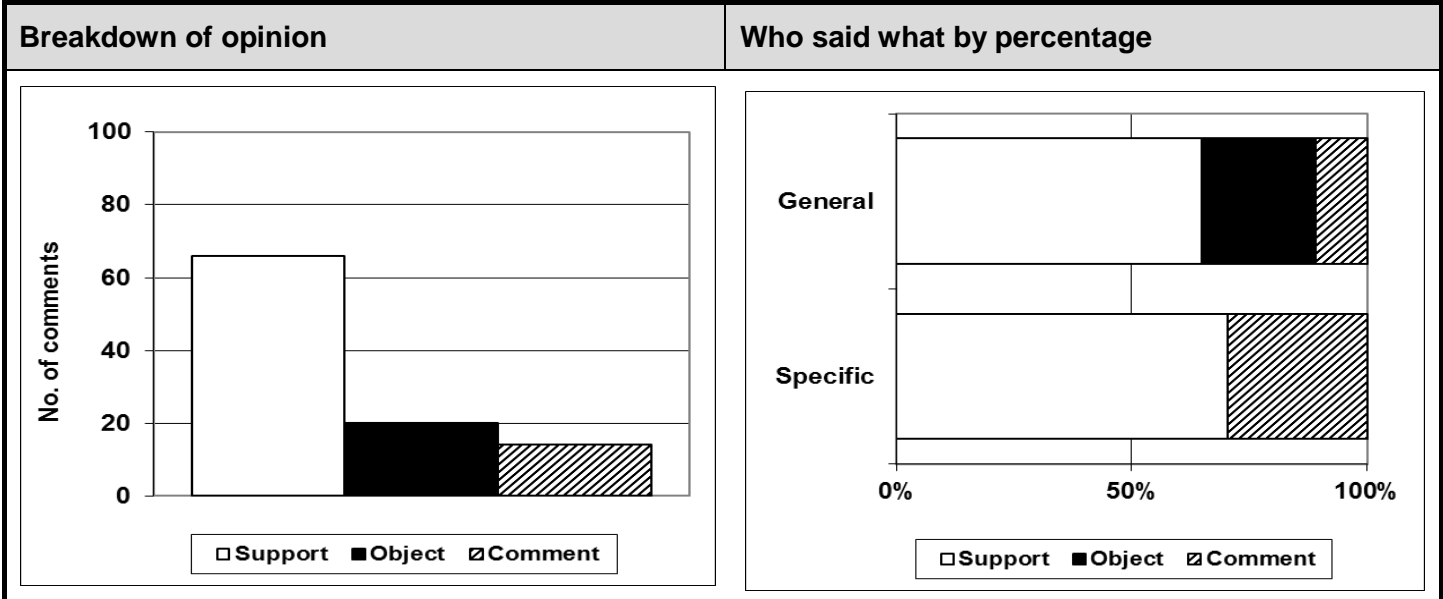


Specific consultees: 12

Blandford Forum Town Council, Bourton Parish Council, Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Government Office for the South West (GOSW), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE).

General consultees: 79

Key issues raised	Support	Object	Comment	Total
General comments	49	15	4	68
Economy	0	0	1	1
Landscape	2	0	0	2
Biodiversity, habitats and species	4	2	4	10
Recreation/leisure	10	3	5	18
Climate change	1	0	0	1
<b>Total</b>	<b>66</b>	<b>20</b>	<b>14</b>	<b>100</b>



## Biodiversity, Habitats and Species

### Support

1. Natural England gave their strong support to the inclusion of this policy whilst suggesting a change of wording to refer to supporting natural and ecological processes.
2. The Environment Agency gave their support to the approach being taken on Green Infrastructure and the commitment to the production of a Green Infrastructure strategy. They offered their support in the production of the strategy.
3. Support was given for the Green Infrastructure policy from Blandford Forum, Bourton, Child Okeford, Durweston, Fontmell Magna, Iwerne Courtney and Steepleton, Iwerne Minster and Shillingstone parishes.
4. Child Okeford suggested that green spaces within villages should be conserved for wildlife and people and not developed.
5. Durweston identified Crown Meadows in Blandford as an important piece of Green Infrastructure that needs to be protected. They also supported the Trailway extension to Stalbridge and Sturminster Marshall and saw this as a priority.
6. Bourton suggested that contributions should be sought from developers to deliver green infrastructure especially where the parish councils have identified specific schemes. Similarly Dorset County Council highlighted the importance of smaller facilities.
7. Blandford Forum highlighted the need for enhancements to the Milldown play area.

### Object

8. Dorset Wildlife Trust objected as they consider the policy doesn't go far enough. The importance of private gardens also needs to be considered as should the inclusion of bat boxes and native shrubs in developments.
9. Several individuals suggested that "local food production" should be give much greater weight rather than being considered along with cemeteries and that the rural economy should be supported in its role of food production. Suggested wording: *"Maintain and support the rural economy by halting the decline in agriculture through the promotion of sustainable, environmentally friendly rural food production"*.
10. Two objections related to the proposed business park at Wyke as the impact on existing Green Infrastructure serving Gillingham will be huge.
11. One objection suggested that green spaces between developments should be on a landscape scale.

### Comment

12. Natural England made several comments in relation to this policy. They would like to see reference to hedgerows within the Green Corridors section of the policy. They have also suggested some additional wording to reflect the health benefits of green infrastructure, amending the third paragraph of the policy to "... ..which contributes to

*improving the health and quality of life of residents, delivering environmental benefits and supporting ecological processes"*

13. Natural England suggested the inclusion of hedgerows, fruit trees and allotments within the measures that should be incorporated into green infrastructure schemes. Fruit trees in particular are important for biodiversity, local heritage and a food source for both wildlife and people. They also suggest the removal of the words "where possible" from paragraph 2.6.67.
14. Natural England highlighted that a timescale was essential for producing the Green Infrastructure strategy and that measures setting the minimum level of provision were necessary in the interim whilst the strategy was being produced.
15. The Government Office for the South West pointed out that the policy sets out the broad principles but does not identify where the strategic elements of Green Infrastructure are.
16. In addition to the list of Green Infrastructure Elements, one response suggested that Landscape Scale projects should be included such as the Gillingham Royal Forest or the Upper Stour Valley. This wider approach may deliver some of the key objectives of the core strategy through the production of wood fuel, habitat creation, recreation opportunities and river catchment management.
17. One comment highlighted the impact of green infrastructure creation such as habitat destruction to clear/install the Trailway between Stourpaine and Blandford.

## **Climate Change**

### **Support**

18. One response specifically highlighted the importance of Green Infrastructure in helping to mitigate and adapt to Climate Change.

## **Economy**

### **Comment**

19. The National Farmers Union had concerns and highlighted that improving access to and recreation in the countryside should not detract from the economic activity that the countryside supports (i.e. farming).

## **Landscape**

### **Support**

20. The contribution made by the AONB needs to be recognised and that there should be a distinction between rural and urban Green Infrastructure.
21. There was concern that no timetable was given for the production of the Green Infrastructure strategy and that the landscape could be damaged in the interim.
22. One response suggested that new Grey Infrastructure should be supported by

## Recreation/Leisure

### Support

23. There was support given for cycle paths and open spaces as long as they were maintained over the long term.
24. Support was given to the policy however there was concern that an integrated approach to Green Infrastructure provision may not be flexible enough to enable local needs to be met.
25. The strategy will support the leisure and tourism benefits associated with garden centres.
26. Gillingham Football Club highlighted the need for additional outdoor pitches in the town.

### Comment

27. Several individuals commented to say that more allotments were needed to meet the growing demand.
28. There was strong support for the completion of the Trailway.
29. There was support from one individual for the retention of as much green space as possible within towns but recognition that much of this green space has already been lost.
30. One agent said that developers should not be made to pay for improvements in recreation facilities other than to address a shortfall created by a development.

## General comments

### Support

31. The policy was supported by a number of individuals who gave no further explanation. One however suggested the policy was too wordy and should be refined whilst others suggested that local people should have their say in specific projects.
32. One response specifically highlighted the health benefits of providing Green Infrastructure whilst one other mentioned examples that have already been delivered in their local area. Another response highlighted the importance of Green Infrastructure in helping to deliver sustainable communities.
33. Other responses suggested that Green Infrastructure should be encouraged wherever possible and that S106 monies should be used to provide it.

### Object

34. One individual objected due to the fact that land had been earmarked for development



prior to the Green Infrastructure strategy being produced.

35. One objection suggested that the negative consequences of urban growth need to be “avoided” rather than “reduced” and that air quality needs to be mentioned in the policy.
36. One objection suggested that the status of the proposed Green Infrastructure strategy needs to be clarified as do the opportunities to comment upon it. Another suggested that the policy was a wish list and had no firm proposals.

### **Comment**

37. One comment suggested that site by site basis and the setting of standards for the provision of open space was preferred.

### **Conclusion**

38. In general comments on this policy were positive. There was support for the production of the Green Infrastructure strategy although there was concern that no timeframe was set out and that there were no interim measures proposed. Local communities should be involved with its production as should the Environment Agency and Natural England.
39. The important role of hedgerows as green corridors was highlighted by Natural England as was the importance of native fruit trees and allotments. They also suggested the removal of “where possible” from paragraph 2.6.67.
40. The health benefits were highlighted by Natural England. Suggested wording: “...  
*...which contributes to improving the health and quality of life of residents, delivering environmental benefits and supporting ecological processes*”
41. There was concern over the loss of green space within settlements and that these should be protected from development for the enjoyment of people and wildlife.
42. The need to provide more allotments was a recurring theme.
43. The importance of schemes ranging from small play areas to larger landscape level schemes was highlighted as these offer opportunities to deliver on several objectives of the core strategy (delivery of wood fuels, recreation, habitat creation etc.).
44. The importance of Green infrastructure for wildlife was highlighted with the need for landscaping schemes to incorporate bat boxes and native shrubs. There was also a need to recognise the importance of private gardens.
45. It was suggested that Grey and Green Infrastructure should go hand in hand.
46. The importance of the rural economy was highlighted especially in relation to food production and concern was raised over the proposals and their potential impact on the rural economy. Suggested wording: “*Maintain and support the rural economy by halting the decline in agriculture through the promotion of sustainable, environmentally friendly rural food production*”.
47. One agent suggested that developers should not be required to pay for improvements to existing facilities other than to address a shortfall arising from a development.

48. One other agent suggested that the status of the proposed Green Infrastructure strategy needs to be clarified.

49. Specific projects mentioned include the Trailway, the Milldown play area, Gillingham Royal Forest Project, The Upper Stour Valley and football pitches at Gillingham.

### **Actions and amendments**

CP13 (1) Clarify the timeframe for the production of and the status of the Green Infrastructure strategy and put in place interim measures to set minimum standards until the strategy is in place.

CP13 (2) Include mention of hedgerows as green corridors.

CP13 (3) Highlight the importance of fruit trees, bat boxes and native plants in green infrastructure schemes.

CP13 (4) Look into the implications of removing the “where possible” wording from paragraph 2.6.67.

CP13 (5) Incorporate Natural England’s suggested wording on the health benefits of green infrastructure: “...*which contributes to improving the health and quality of life of residents, delivering environmental benefits and supporting ecological processes*”.

CP13 (6) Establish need for new allotment provision in each settlement and incorporate into Green Infrastructure strategy.

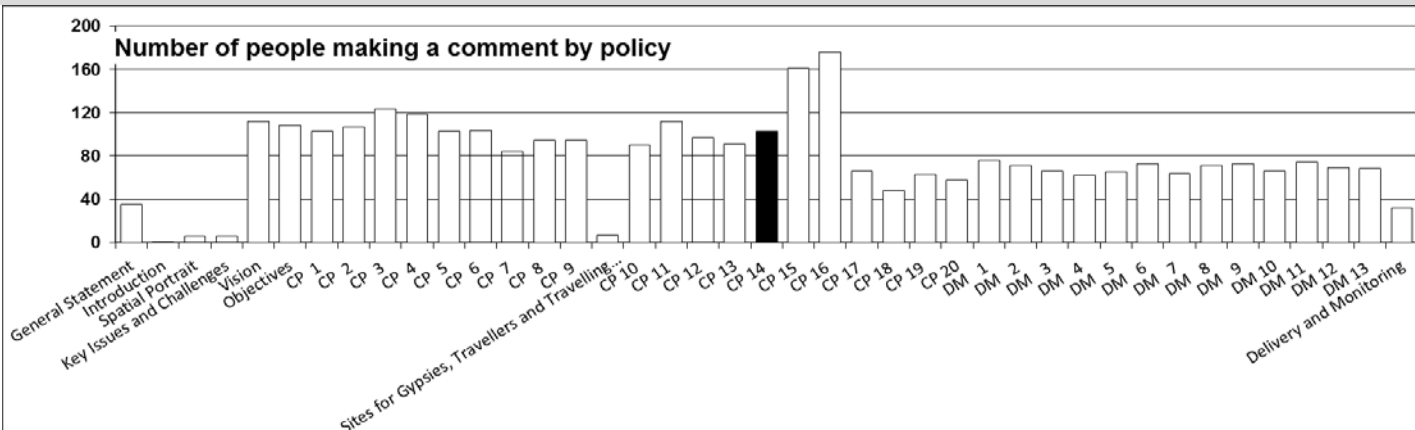
CP13 (7) Explore the links between Green infrastructure and Grey Infrastructure.

CP13 (8) Highlight the importance of the rural economy in the Green Infrastructure strategy so that proposals do not harm it.

CP13 (9) Look into arrangements for delivery of important elements of Green Infrastructure through incorporation within the Infrastructure Delivery Plan.

# CP 14 Protecting and Enhancing the Environment

Number of people making a comment: 103



## Specific consultees: 12

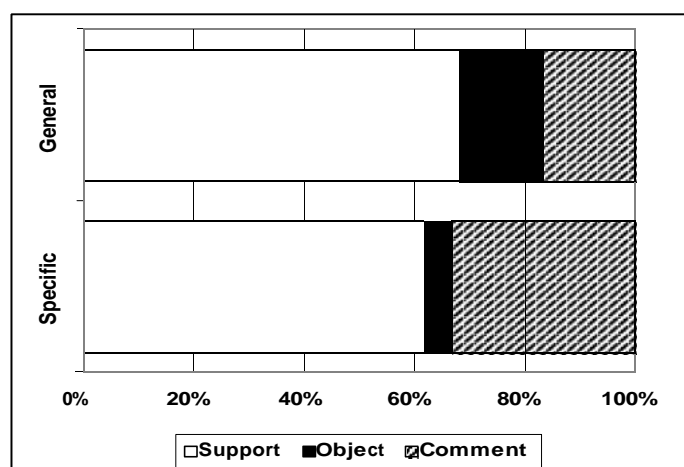
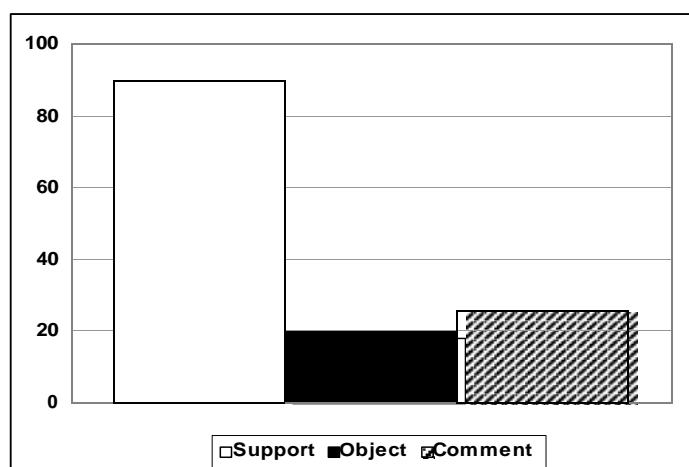
Blandford Forum Town Council, Child Okeford Parish Council, Durweston Parish Council, English Heritage (EH), Environment Agency (EA), Fontmell Magna Parish Council, Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Natural England (NE), Shillingstone Parish Council.

## General consultees: 91

Key issues raised	Support	Object	Comment	Total
General Comments	73	11	1	85
Biodiversity, habitats and species	4	4	8	16
Flooding	0	0	1	1
Heritage assets	4	2	4	10
Housing	2	0	2	4
Landscape	6	1	9	16
Recreation/leisure	0	0	1	1
Transport	1	1	0	2
<b>Total</b>	<b>90</b>	<b>19</b>	<b>26</b>	<b>135</b>

## Breakdown of opinion

## Who said what by percentage



## **Biodiversity, habitats and species**

### **Support**

1. Natural England (NE) (DNP492) supported the list of interests that CP14 seeks to maintain, enhance and restore under paragraph 2.7.4, but consider the list of items to be too specific. NE point out that it is quite possible that additional SNCI / SSSI may be created during the plan period and that these new sites will also need to be covered in CP14. NE suggested that the paragraph be rewritten in an open style rather than as a closed list of points, perhaps by using the following change of working "The biodiversity and geodiversity interests that the Council will seek to maintain, enhance and restore include:...".
2. The MOD (DNP2251) highlighted the need for AONB policies to respond to the needs of a rapidly changing defence environment.
3. One individual supporting CP14 highlighted the relationship with Green Infrastructure as this was also driven by landscape ecology and ecosystems. They suggested recognition of connections across the landscape to ensure functionality and integrity and to capitalise on cross-cutting benefits. The restoration of degraded landscapes, protecting designated sites, creating buffer zones around sensitive corridors are all enhancements that should be in addition to mitigation in accordance with PPS9. Green Infrastructure is particularly important in offsetting and mitigating the impacts of expansion in the towns.
4. Another individual although supporting CP14 had major reservations about badgers being identified as a protected species, although they are protected by law.

### **Object**

5. No specific body has any objection to CP14 on the grounds of biodiversity, habitats and species. The Dorset Wildlife Trust (DWT) (DNP4816) were concerned that although CP14 mentions the protection of Sites of Nature Conservation Interest (SNCI), as required under PPS9, it misses an important opportunity to include local distinguishing features in the environment by not having a separate policy. DWT supplied a map showing the strategic nature areas in the District together with Mapped Priority Areas and suggested that the South West Nature Map was included in the New Plan. They quoted RSS Policy ENV4 that requires all Local Planning Authorities to implement the Nature Map as a means of implementing the UK Biodiversity Action.
6. DWT (DNP4817) were also concerned that the enhancement of wildlife features had not been considered in the New Plan. In particular the retention of veteran trees, allowing mature trees to develop into veteran status and putting ponds into the wider environment, especially within 0.5km of existing ponds needed to be included. DWT suggested that CP14 also needed to protect existing orchards and promote the planting of new orchards in line with PPS9 that states there should be no net loss of biodiversity and where possible enhancement should be considered.
7. Two individual objections to CP14 identified specific sites in Gillingham (Wyke) and Blandford (Deer Park) where in their opinion the proposed developments would be detrimental to wildlife.

### **Comment**

8. Although no specific body objected to CP14 NE did suggest a number of amendments. In relation to designated sites (DNP494) they suggested that the enormous biodiversity

value of ancient/veteran trees should be noted and that whilst many were subject to TPOs that it may be appropriate to include a reference to their importance in CP14.

9. They were concerned in Paragraph 2.7.6 (DNP495) that CP14 assumed development would have no likely adverse effect on the Rooksmoor and Fontmell Downs SACs as being factually incorrect. In Paragraph 10.6.1 of the HRA it states that “it is currently not possible to rule out an adverse effect on the integrity of Rooksmoor SAC as a result of potential traffic increases” and 9.3 of the HRA states that “it is not possible to conclude that the increased traffic levels... will not have a significant adverse effect on the integrity of Fontmell and Melbury Downs or Rooksmoor SACs.” Clearly the issue of any potential increase in traffic along the A350, A303 and the A357 is crucial to these sites and the importance of this should be highlighted.
10. NE commented on Paragraphs 2.7.5 to 2.7.7 (DNP496) and suggested that these internationally Important Wildlife Sites should also be cross referenced with CP4 and the Dorset Heathlands 5km protection zone.
11. They (DNP497) noted that the title of CP14 is Conserving and Enhancing the Environment, but there is no mention of the word enhancement or similar in the policy wording. They suggested that section a) could be reworded to include this and perhaps a further section g) could be added to show the Council’s support and encouragement for environmental enhancement both large and small. Small scale examples could include barn owl nest boxes in all barn conversions, the incorporation of swift and bat boxes in new housing developments, fruit trees encouraged in planting schemes etc.
12. They suggested (DNP498) that all larger developments should also be required to provide a more comprehensive Biodiversity Enhancement Plan that sets out what biodiversity enhancement measures will be incorporated within a development. Again enhancing the environment could include small scale projects such as the planting of a single tree or the provision of a bat box as well as larger scale projects such as the creation of a new Nature Reserve.
13. NE are concerned (DNP493) that there is no mention of this in either the wording of CP14 or the supporting text and suggested that enhancements to areas that are not subject to special protections or designations should also be recognised and supported as this is explicit in the objectives of PPS9. In particular “ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development”. PPS9 also states that the enhancement of biodiversity should be taken into account in all developments at whatever scale.
14. There were two general comments in relation to biodiversity, habitats and species. Although not objecting to CP14 one individual considered that by drawing boundaries around areas to designate them as special simply devalued the neighbouring areas. They suggested that all areas should be managed to the highest standard for wildlife. The second individual identified a specific site in Winterborne Stickland in which there were water voles and ‘smooth’ snakes.

## **Flooding**

15. The single comment made in relation to flooding issues was site specific.

## **Heritage Assets**

## **Support**

16. Lydlinch PC (DNP202) supported CP14 and in particular Paragraph 2.7.20 that seeks to protect unlisted buildings of importance from harmful development.
17. The Dorset Gardens Trust (DNP4167) fully supported the wording in paragraph 2.7.24 and stated that English Heritage has a list containing four sites within North Dorset (Milton Abbey, Anderson Manor, Eastbury and Ranston). However, Dorset Gardens Trust also have the evidence for the inclusion of a further eight gardens (Bryanston, Chettle, Fontmell Parva, Hinton St Mary Manor House, Springhead, Stock House, Shaftesbury town walks and Wyke Hall) and are willing to make this evidence available for inclusion in our evidence base if required.
18. Other support for CP14 and its protection of Listed Buildings in particular were site specific and general where the individual agreed that old buildings needed to be kept in good repair as empty ones quickly become derelict.

## **Object**

19. English Heritage (EH) (DNP181) objects to CP14 and recommends a strategic framework for the effective management of the historic environment. They included a 19 point checklist of what the components of a strategy for the historic environment might address.
20. The second objection in relation to heritage assets and Listed Buildings in particular was site specific to Gillingham (Wyke).

## **Comment**

21. The Council for the Protection of Rural England (CPRE) North Dorset although neither objecting or supporting CP14 in terms of its policies on heritage assets suggested that heritage assets such as Conservation Areas (DNP4207) and Listed Buildings (DNP4208) should be maintained much more rigidly and that the policy wording should be tightened from 'seek to protect' to 'to protect'. Similarly they suggested that for historic parks and gardens (DNP4209) it is not enough for CP14 to 'have regard to' the effects of development they should be 'formally protected'.
22. CPRE (DNP4206) was particularly concerned with the wording of Paragraph 2.7.16 and the Government's plans to unify and simplify the heritage protection system.

## **Housing**

### **Support**

23. The comments made by two individuals in support of CP14 agreed that design and the spatial strategy of restraint in the villages were important factors.

### **Comment**

24. The comments made by two individuals related to design and local materials. One comment was site specific.

## Landscape

### Support

25. No specific consultee supported CP14 in addressing landscape issues. However, the Cranborne Chase and West Wiltshire Downs (CCWWD) AONB welcomed the policy and its focus on environmental matters and landscape character, but they made a number of suggested amendments.
26. Paragraph 2.7.10 (DNP2846) needs to be made more specific about what documentation is required to support planning applications.
27. Paragraph 2.7.11 (DNP2852) although very helpful should refer to: Section 85 of the CRoW Act 2000 (as the duty of regard placed upon all public bodies); and should be supported by reference to Natural England: England's Statutory Landscape Designations; a practical guide to duty of regard (2010).
28. The CCWWD AONB was pleased to see reference to the Historic Landscape Characterisation (HLC) and the Dorset Rural Roads Protocol in paragraph 2.7.13 (DNP2868). They suggested that Historic Environment Action Plans should also be mentioned and that a specific paragraph on the importance of the historic landscape character be included within the introduction to the policy.
29. They recommended that reference to the Dorset Woodlink and Winterbornes projects in paragraph 2.7.13 be removed as they would not be material considerations when balanced against strategic policy based on projects such as HLC.
30. The CCWWD AONB urged an approach that considered the specific issues of the AONBs within North Dorset as well as referencing the European Landscape Convention document in a footnote or in the bibliography. They recommended that Paragraph 2.7.14 be amended to read 'the local need for sustainable growth' and 'the national need to safeguard the beauty of the AONB' and recommended that Paragraph 2.7.15 should explicitly include the need to identify locally important historic assets.
31. Finally the CCWWD AONB recommended that the wording of CP14 (DNP2869) be amended so that either 'protected' is changed to 'conserved and enhanced' or a more detailed policy be set out to explain the ways that AONBs would be protected by planning policy decisions.
32. Two final comments supporting CP14 on landscape issues described the wonderful countryside of North Dorset and were site specific to Gillingham (Wyke).

### Object

33. The only objection relating to landscape issues to CP14 was site specific to Gillingham (Wyke).

### Comment

34. NE (DNP499) commented that by stressing the need for balance Paragraph 2.7.14 seeks to weaken the strong protection afforded to AONBs in order to achieve sustainable growth at the market towns. The protection of AONBs is set out in national policy and all development including in the market towns that may harm AONB interests must be judged according to those policies. In fact, sustainable development in the market towns can only be sustainable if it can ensure the protection and where possible enhancement of AONB interests. The view of NE is that the AONB policy text should

reflect national policy by highlighting the fact that AONBs are afforded the highest status of protection in relation to landscape and scenic beauty. Any development that has potential to harm AONB interests will need to incorporate adequate measure to conserve and enhance the interests of AONBs.

35. One individual was particularly concerned about the AONB and suggested that the Council develop a set of criteria for measuring and judging the conflicting priorities of economic development and landscape protection in such areas and that this needed to be closely defined so that economic considerations were properly balanced against landscape value. They were concerned that small scale incremental change had the greatest potential impact on the AONB. They also suggested that policy 14d be reworded so that any proposal for development affecting an AONB should also comply (delete have regard to) and be consistent with the objectives and actions of the relevant AONB Management Plan. The supporting text to the policy should be amended to recognise the Council's obligations to protect AONB and therefore give proper weight to the policies and actions of the AONB Management Plans.
36. The same individual also suggested that more regard should be given to the views of local residents when assessing the impacts of development on the AONB as they are the ones who live in the protected landscape. They suggested along with Woolland Parish Meeting (DNP2413) that that permitted development should be restricted within the AONB especially in relation to agriculture.
37. Their final suggestion in relation to landscape issues and AONB in particular was that the Council working with the AONB Partnership should produce a statement of best practice with regard to development within the AONB.

## Recreation/Leisure

### Support

38. The one comment in relation to CP14 and recreation/leisure issues supported green corridors and suggested one site in particular where this would be important.

## Transport

### Support

39. The one comment in support of CP14 that identified transport as an issue was concerned at the amount of roadside litter in the UK (including Dorset) and suggested that a highway scheme where local businesses/communities keep the local streets clean in exchange for a reduction in council tax/business rates could be introduced.

## General comments

40. Comments on CP14 could not always be related to a specific issue, but they are important and need to be considered.

### Support

41. The general comments from specific bodies all supported CP14. The Parish and Town Councils were all supportive, but Blandford Town Council (DNP2759) suggested that the



AONB boundary be reviewed, Child Okeford PC (DNP725) added that the policy just needed to be enforced and Durweston PC (DNP2217) considered the economic and social needs of local communities to be of importance. Durweston PC were also concerned about energy efficiency and Listed Buildings (DNP2218) and suggested that the Deer Park in Blandford should be designated as a historic park (DNP2219).

42. The Environment Agency (EA) (DNP2427) supported CP14 in general but suggested that rivers and streams should be included in the policy.

43. Many other general bodies were supportive of CP14 but gave no further explanation as to why.

### **Object**

44. Eleven objections to the policy were made that did not relate to a specific issue. They ranged from the policy being too ambitious and costly to the fact that the policy repeated national policy and was not necessary. On the other hand individual comments suggested that the policy would not enhance the environment and that it needed to go beyond national policy.

45. One comment suggested that section f) of the policy should include sites that are valued locally so these too can be protected.

46. Comments were also raised about the prominence given to environmental issues at the expense of policies to address the serious decline in the economy.

47. Some objections were site specific to Gillingham (Wyke) and in many other cases no further explanation as to the reason for objection were provided.

### **Comment**

48. DWT (DNP4818) highlighted the fact that the supporting information for CP14 under the AONB section referred to projects that have been superseded; the Winterbourne project is now part of the Dorset Wild Rivers project that includes the chalk streams in the district such as the North Winterbourne and The Tarrant River. The Dorset Wild Rivers project is run by DWT and is supported by the Dorset AONB.

### **Conclusion**

49. From the 134 comments on CP14 the overall conclusion is that there is general support for the policy from both the specific and general consultee however there are a number of objections that need to be investigated further. In particular the comment from NE on the interpretation of the HRA, the PPS9 objective that biological and geological diversity are not only conserved but they are actively enhanced and EH recommendation that a strategic framework for the effective management of the historic environment be adopted.

50. A number of individuals were concerned that the wording of the policy was weak with statements such as 'seek to' and 'have regard to' were not be sufficiently robust. However, it is national legislation that determines the role a LPA plays in relation to protecting and enhancing designated sites. Others commented on the content of national policies over which the LPA have no control.

51. Although not a specific consultee the CCWWD AONB were very supportive of CP14 and made a number of positive suggestions for improvements. Although it was NE in their comments who suggested that the AONB text should reflect national policy and

highlighted the fact that AONB are afforded the highest status of protection in relation to landscape and scenic beauty.

52. One individual suggested a number of actions for the AONBs from introducing a criteria for measuring and judging conflicting priorities to issuing best practice guidelines for development in AONBs. Both ideas are positive and could help in delivering the objectives of CP14, although it may be more appropriate if they were pursued through the AONB Management Plans. Other individuals suggested that permitted development rights in AONB be removed, but again this is governed by national legislation and any changes are not within the control of the LPA.

53. Finally, a number of comments suggested that sites valued locally need more protection. This issue is now being addressed through the emerging Localism Bill as local communities are to be given the ability to list community assets.

### **Actions and amendments**

CP14 (1) Check the interpretation of the HRA and amend policy where appropriate. (Biodiversity, habitats and species)

CP14 (2) Review PPS9 and small and large scale biodiversity enhancements. Cross reference to CP13 Green Infrastructure and South West Nature Map. (Biodiversity, habitats and species)

CP14 (3) Consider changes to policy wording to include mature trees and orchards. Again possible cross reference to CP13 Green Infrastructure. (Biodiversity, habitats and species)

CP14 (4) Note general comments raised by NE and amend policy to enable additional sites to be designated. (Biodiversity, habitats and species)

CP14 (5) Amend policy to reflect changing national policies in relation to local distinguishing features and heritage assets. (Biodiversity, habitats and species, Heritage assets)

CP14 (6) Consider the recommendation from EH that a strategic framework for the effective management of the historic environment be adopted. Review 19 point checklist. (Heritage assets)

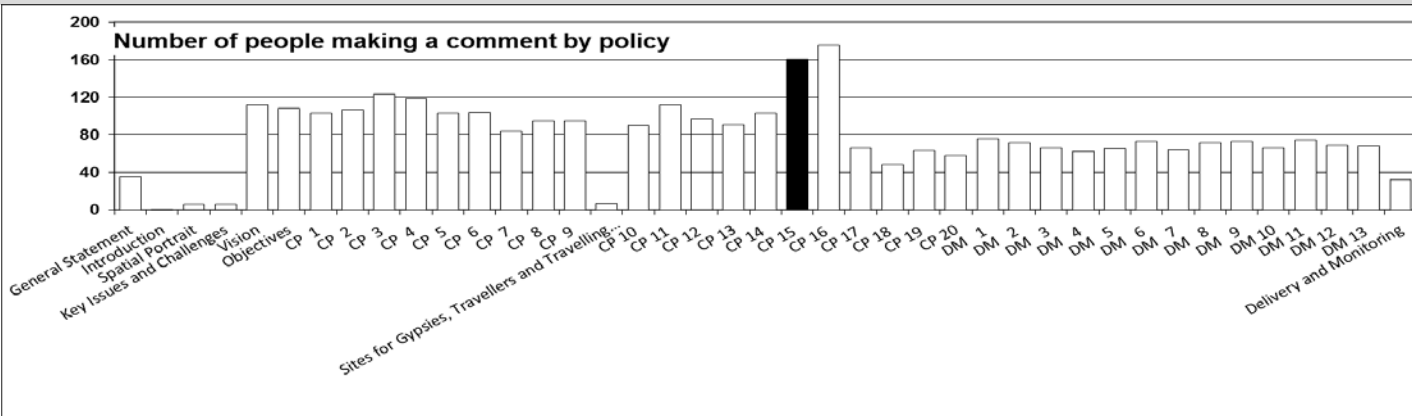
CP14 (7) Include the list of historic gardens supplied by the Dorset Garden Trusts. Pass evidence of possible new historic gardens to the relevant section in the Council/County for possible future designation. (Heritage assets)

CP14 (8) Note specific comments made by the CCWWD AONB in relation to projects, documents and legislation. (Landscape)

CP14 (9) Note comments also made by DWT about superseded projects. (General comments)

# CP 15 Blandford

Number of people making a comment: 161



Specific consultees: 14

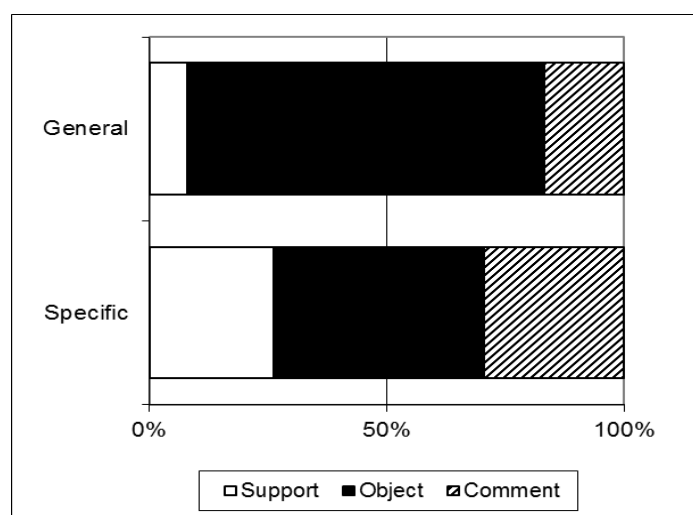
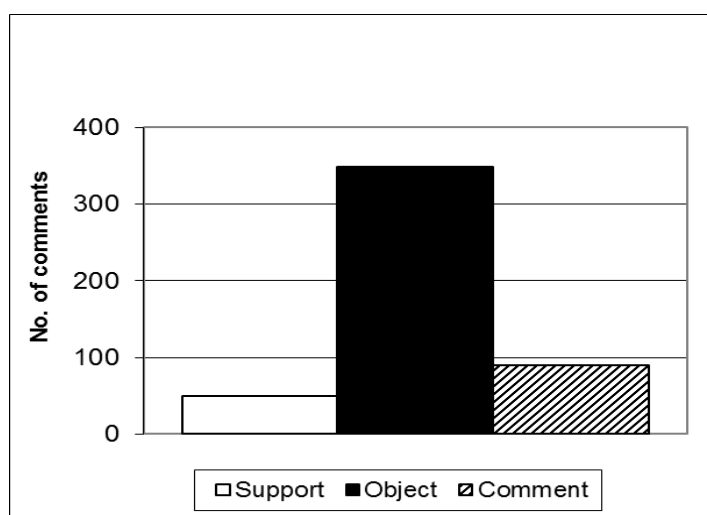
Blandford Forum Town Council, Blandford St Mary Parish Council, Bryanston Parish Council, Child Okeford Parish Council. Dorset County Council (DCC), Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shillingstone Parish Council Wessex Water (WW).

General consultees: 147 (+1143 copies of a standard letter)

Key issues raised	Support	Object	Comment	Total
General comments	38	39	36	113
Affordable housing	0	1	0	1
Biodiversity, habitats and species	0	39	2	41
Economy	2	11	3	16
Education	0	4	0	4
Flooding	0	42	7	49
Health	0	10	0	10
Heritage assets	0	13	1	14
Housing	3	45	23	71
Landscape	1	59	3	63
Recreation/leisure	3	13	3	19
Resources	0	9	0	9
Transport	3	61	6	70
Utilities	0	2	6	8
<b>Total</b>	<b>50</b>	<b>348</b>	<b>90</b>	<b>488</b>

Breakdown of opinion

Who said what by percentage



## **Biodiversity, habitats and species**

### **Object**

1. Signatories of the standard letter of objection prepared by the Bryanston Park Preservation Group (BPPG) felt the development of land at Bryanston Park would adversely affect the Great Horseshoe Bat. Some 39 other respondents had concerns over the impact of development on wildlife: 16 of a general nature and 23 species-specific. A number of the former group referred to Bryanston Park being part of a general wildlife migratory route while of the latter, many referred again to the Great Horseshoe Bat (including Bryanston and Durweston Parish Councils) but a number of others also mentioned that Otters in the River Stour would be disturbed by development at Bryanston Park.

### **Comment**

2. It was highlighted by one respondent that were there to be pollution of natural watercourses it would cause ecological problems.

## **Economy**

Some 16 comments were made in relation to CP15 and the economy with 11 respondents objecting to the policy. As the economy is a complex subject comments have been further categorised into sub issues.

### **General**

#### **Support**

3. In generally supporting the economic element of CP15, Blandford Camp took the view that the functional relationship between the Camp and the town needs to be reflected in the plan.

#### **Object**

4. A number of responses, one of which was from Bryanston Parish Council, highlighted a perceived lack of employment opportunities in Blandford but related this to proposals for new residential development in the town.

### **Overall quantum of jobs**

#### **Support**

5. Agents representing Tesco supported use of land off Shaftesbury Lane, Blandford, for employment uses. They suggested the site is highly serviceable from the surrounding highways network and benefits from being a large site. Additionally, recent planning permissions indicate that it is a deliverable site.

#### **Object**

6. Of the people objecting to CP15 on the grounds of the economy, four objected on the basis that there is not an adequate provision of jobs currently to match new residential development.
7. One respondent took the view that the number of vacant sites on the existing industrial

estates in the town shows that there is no need for any more land to be allocated and felt that in any case Blandford is not an attractive business location.

### **Comment**

8. Three comments were received relating to the economy - one questioned how employment sites could be retained and one expressed doubt over the delivery of employment on allocated sites. One comment related employment provision to housing, arguing that the numbers of people working both in and away from Blandford needs to be considered. It was argued that people working locally need to be able to get into the town and those working away from Blandford need to be on the edge to commute, so land at the A350 / A354 junction would be good for housing for both types of workers as it is in close proximity to the road network.

### ***Retail provision/type***

#### **Object**

9. Of those objecting to the policy, one objected on the basis that existing shops in Blandford are empty and the policy does not demonstrate any demand for new shops. A second objection put forward the argument that some industrial sites on the edge of town are currently vacant and would be better suited to accommodating larger retail units, which should also reduce out of town trips.

### ***Tourism***

#### **Object**

10. An individual respondent was concerned that the planned residential development at Bryanston would adversely affect their bed and breakfast business. A second individual similarly feared an adverse effect on operation of their farm.

## **Education**

11. In total only 4 comments were made in relation to CP15 and education.

#### **Object**

12. All the responses submitted in relation to education under Policy CP15 raised objection on the basis of schools in the town being at capacity and unable to accommodate additional children coming from new residential development.

## **Flooding**

#### **Object**

13. The 42 objections to CP15 on grounds of flooding were split between those concerned about fluvial flooding and those expressing views about surface and groundwater flooding. The Environment Agency (EA) suggested a rewording of the policy to include mention of level 2 SFRA and felt that there can be no certainty of the allocation proceeding until the findings of this work are known. The EA considered that the policy cannot be considered sound until this issue is resolved.

14. Blandford Town Council considered that Crown Meadows is an area of natural meadow with good drainage into the River Stour but nevertheless is not suitable for

housing.

15. Of the many individual respondents who objected to the policy on the basis of fluvial flooding, the great majority referenced the proposed development at Crown Meadows being affected by seasonal flooding of the River Stour.
16. A number of other respondents submitted objections to the policy on the grounds that additional development on the floodplain would result in surface water flooding.
17. One respondent suggested that building close to the floodplain should be avoided and that the water table will make building very expensive on this site, thus ruling out affordable housing.

#### **Comment**

18. The EA (DNP2433) noted that the Trailway extension over Pimperne Brook would require a Flood Defence Consent from the EA for any works in, over, under or within 8m of a main river.
19. Wessex Water (DNP1432 and 1434) suggested that surface water from any development close to the River Stour should be taken directly to the river, with agreement from appropriate bodies.
20. An individual respondent stated that there should be no building on floodplains anywhere. Another queried whether or not full consideration had been given to EA views regarding flood risk in the area while another simply commented that the proposed housing is too close to a river known for flooding.

#### **Health**

##### **Object**

21. Ten objections to CP15 were received, citing health as the basis for objection. Other than two which suggested that the Stour Valley is misty and would compromise the health of residents in the proposed new housing and one suggesting a new GP surgery should be negotiated to serve new development, all were objections to the proposed development at Bryanston on the grounds that GP surgeries, and other facilities such as dental practices, could not cope with increased numbers of patients.

#### **Heritage assets**

##### **Object**

22. Fourteen representations were made in relation to CP15 and heritage assets. All but one of these were raised in objection. Of those objecting to the policy who referred to heritage assets, the great majority used the opportunity to object to new housing by way of its perceived general impact on the town's heritage. Some specific instances were given, however, including Listed Buildings and the Conservation Area (Bryanston Park Preservation Group).

##### **Comment**

23. It was pointed out by one respondent that there is a World War II pillbox at 9 Parklands and the river was a defensive line around the town. This site is seen as having historic

## Housing

### Support

24. Bryanston Parish Council (DNP2270) gave support for limited development at Lower Bryanston on the basis that it appeared to be a natural progression of the developed area and would provide the opportunity for affordable homes.
25. Durweston Parish Council (DNP2230) supported the location of new development up to 2016.
26. One individual recognised that there will always be objection to new development proposals but considered that the options put forward had been well thought out and realistically were as good as could be achieved. Other expressions of support were based on particular sites and areas, generally by agents of developers and / or landowners although one was in support of the overall strategy.
27. There was partial support for the overall proposals from one respondent who did not want to see any post-2016 expansion of Blandford and would prefer to see the town expanded to the south west.

### Object

28. Numerous specific objections were received to CP15. Of these, 14 directly or indirectly related to the overall numbers proposed for Blandford which were seen as too high. In addition, a further 4 objector questioned whether Blandford needed any new development at all and one objected to all development proposed. However, one representation objected to provision being too low.
29. The distribution of new development attracted objections: one suggested that a greater proportion of the overall total should be allocated to Stalbridge.
30. Blandford St Mary Parish Council (DNP183 and DNP353) objected to the policy on the basis that development at Lower Bryanston and south of the A354 would detrimentally affect the visual amenity of the area. Another 4 objectors raised concerns about the impact on visual amenity of proposed residential sites in the town.
31. Blandford St Mary Parish Council also expressed concern that there are insufficient community facilities to cope with any development south of A354 and insufficient jobs will be available to new residents (DNP184).
32. Most of the other objections received were on the basis that there are other, more preferable, sites than those proposed for residential development during the plan period. Land to the north east of Blandford was suggested by two objectors and greenfield sites in general on the edge of Blandford were also put forward.

### Comment

33. Many of the comments received to CP15 were broad in nature - for example, suggesting that too many new dwellings are proposed, that the by-pass should be seen as a limit to expansion, that development on the floodplain raises concerns and questioning the pre- and post-2016 split.

34. Various alternative sites for development were put forward by respondents - (rerouting the A354 to provide a development site south of Blandford was suggested), land adjoining Sunrise Business Park was put forward and the area between northern Blandford and Pimperne was also presented as an option.

## Landscape

### Support

35. While expressing overall support for the policy, Cranborne Chase and West Wiltshire Downs AONB pointed out that the potential impact on the AONB of some of the development proposed needed to be fully assessed and the location of some proposed sites within the AONB made explicit.

### Object

36. Detrimental impact on the AONB of proposed development was raised in a number of instances by two respondents, CPRE North Dorset and Bryanston Parish Council.

37. Blandford Forum Town Council and Durweston Parish Council raised concern that development to the south of Blandford would impact detrimentally on a significant landscape as did a number of individual respondents. Bryanston Parish Council, together with numerous individual respondents, expressed this concern in respect of the loss of important views.

### Comment

38. While not going so far as to object on this basis, comments received from three respondents expressed concern about the landscape impact of development at Bryanston Park.

## Recreation/leisure

### Support

39. There was support for the policy from one respondent by way of support for the social infrastructure initiatives mentioned in CP15.

40. Support for the creation of recreation land north of Blandford was given by a respondent but it was submitted that this should be secured by allowing an extension to the Sunrise Business Park.

41. The third supporter of the policy agreed with CP15 and its intention to provide an open space in the Stour Valley. The respondent argued that as the stretch of river by Crown Meadows is not currently accessible to the public; a strip of land 3-5m wide running along the river bank should be purchased or leased from the Crown Estate.

### Object

42. Five of the specific objections received to CP15 highlighted the recreational value of the riding stables at Crown Meadows and objected to a development which might result in their closure.

43. In making a general objection to the policy, Blandford Forum Town Council considered



Crown Meadows to be an important recreation and leisure area and housing should not be built there. Two individual respondents also argued on similar lines as did CPRE North Dorset (DNP4213).

44. Development at Bryanston was unacceptable to Bryanston Parish Council (DNP2262) and an individual respondent as it would adversely affect a well-used footpath. A different view was expressed by one respondent who foresaw increased housing resulting in increased use of Bryanston woods, more crime and the school possibly closing its ground to the public as a consequence.

45. Blandford St Mary Parish Council expressed concern that there are insufficient community facilities to cope with any development south of the A354.

### **Comment**

46. Dorset County Council (DCC), while not going so far as to object on this basis, commented that draft Core Policies 5 to 20 do not refer to the provision of library services (DNP2144). In particular, Blandford library is undersized for the current and projected population, based on national guidelines and requires replacement. DCC argued that it is important that libraries are included in consideration of infrastructure provision and for the Community Infrastructure Levy.

47. An individual respondent submitted that new development is required to secure recreation / leisure development, especially since the Council had failed to secure delivery of recreation land north of Blandford.

48. A comment on land at Crown Meadows was to the effect that any land between new residential development and the river would come under pressure from trespass for informal recreation.

## **Resources**

### **Object**

49. All the specific representations made in relation to resources under CP15 were to raise objection. A total of nine representations included Durweston Parish Council (DNP2222) and two individual respondents objecting to development at Crown Meadows because of loss of agricultural land. Two further objectors cited loss of agricultural land as the basis of their objection to proposed development at Black Lane and New Road respectively.

50. A more positive policy recognising the opportunity to regenerate Blandford town centre to strengthen its commercial basis and the economy of the town underpinned another objection.

51. Under the heading of resources three objectors opposed any development at Crown Meadows, saying that the River Stour would become polluted as a result, that the additional car exhaust fumes generated by such development would adversely affect residents in the area and that drinking water supplies would be adversely affected.

## **Transport**

52. Transport was a particularly contentious issue identified by those people commenting on CP15 with various individuals, groups or bodies submitting some 70

representations on issues including traffic congestion / traffic management, highway infrastructure, parking, public transport, road safety and walking/cycling in the town. There was also one objection to the policy in respect of congestion and consequent pollution in the centre of Blandford - the objector also felt that more vegetation would enliven the general amenity of the Market Place.

### ***Traffic congestion/traffic management***

#### **Object**

53. Many of those concerned about traffic congestion, including Bryanston Parish Council and CPRE North Dorset, considered that proposed development in Blandford at Bryanston and Crown Meadows would increase traffic congestion in the town.

#### **Comment**

54. Three representations were in the form of comments on the likelihood of new development at Crown Meadows increasing traffic congestion in Blandford.

55. A suggested change to the current one-way system was made by one respondent.

### ***Highway infrastructure***

#### **Object**

56. A number of individuals objected to the proposed development sites in Blandford on specific access grounds. Blandford St Mary Parish Council, for example, had concerns about access to land south of A354 and south of Fair Mile Road (DNP352 and DNP355). One individual argued that there is no access to the Crown Meadows site as existing access arrangements are unsuitable while another felt that the current one-way system in the town compromised access.

#### **Comment**

57. It was recognised by one respondent that new highway infrastructure would be needed to develop land to the north east of Blandford but that this would be a worthwhile investment.

### ***Parking***

58. One individual objected to CP15 on the grounds that the proposed growth in Bryanston will worsen the existing parking problems in Blandford.

### ***Public transport/model shift***

#### **Support**

59. The Highways Agency (HA) (DNP074 and DNP559) strongly supports the policy's intention to match housing growth with employment growth to avoid any increase in commuting which would impact on the strategic road network. The HA stresses that employment provision needs to be brought forward in tandem with housing development. However, in the HA's view the policy does not specifically refer to the need to improve longer distance public transport.

#### **Object**

60. It was put forward by one objector that no thought has been given as to how people will commute to work as public transport provision is limited. Another stated that local bus transport is inadequate and people have to depend upon the private car to travel further and further.

61. Bryanston Parish Council (DNP2272) presented objection to CP15 on the grounds that public transport links are inadequate to cater for planned development post-2016.

### ***Road safety***

#### **Object**

62. There were various objections to CP15 on specific road safety grounds. Bryanston Parish Council had concerns about proposed development at Lower Bryanston Farm and in Blandford St Mary because a lack of pavements creates hazard for pedestrians (DNP2266). These concerns were shared by two individual objectors and another objector saw road junctions as a road safety issue.

63. Certain road junctions to the south of Blandford were highlighted by an objector as creating road safety problems as well as there being problems for pedestrians crossing Bournemouth Road.

64. White Cliffe Mill Street was seen by one respondent as unsafe for pedestrians because of its narrowness.

65. One objection was made on the more general road safety basis of increased traffic in areas where children are going to and coming from school.

#### **Comment**

66. It was felt by one respondent that additional traffic on local roads would be a hazard to pedestrians.

### ***Walking/cycling***

#### **Comment**

67. Blandford Camp (DNP2208) would support additional provision and improvement of cycleways.

## **Utilities**

### **Object**

68. Bryanston Parish Council felt that the proposed additional homes would place an unacceptable burden on services and utilities. Additionally, the installation of new drainage systems would undermine the shallow foundations of older properties.

### **Comment**

69. Wessex Water submitted a number of comments, essentially to the effect that in some areas the surface and foul water system is adequate for new development but in other areas will need to be reviewed to ensure adequacy or confirm the extent of improvements required.

## General comments

### Object

70. Two general representations were received objecting to CP15 on the grounds that further development of the Trailway would adversely affect nearby residents. Another objected to the proposed expansion of Blandford and suggested that Sturminster Newton has the potential to become a main service centre in the District as it already has a high school and an new community centre at the Exchange. There was also an unsubstantiated general objection to the policy.
71. A standard letter was returned by 1143 respondents, opposing the proposal to develop land at the Deer Park, Blandford. This opposition was essentially based on flooding, biodiversity impact, traffic and visual amenity concerns. Others were concerned that the proposed growth of Blandford would lead to capacity issues at the existing health centre and in the local schools. Further general comments also voiced objections although one supported limited development of the site around the proposed entrance. The standard letter offered as alternatives land at the junction of the A350 / A354, land to the north east of the town and land to the south. Bryanston Parish Council (DNP2265), together with numerous individual representations, supported development of land at the junction of the A354 and A350. One respondent felt that this was acceptable in principle but care needed to be taken in developing the higher parts of the site because of landscape intrusion. However, one representation was received opposing development of that land.

### Support

72. Some 23 expressions of general support for Policy CP15 were presented, including Natural England, Fontmell Magna, Shillingstone, Iwerne Minster and Iwerne Courtney and Stepleton and Parish Councils. In generally supporting the policy, although NE commented (in terms of proposed development at the Deer Park) to the effect that this has the potential to reduce the foraging habitat available to Greater Horseshoe Bats from the Bryanston SSSI, a nationally important site for this European Protected Species. In particular, NE took the view that the loss of open fields in the vicinity of the roost could reduce the local feeding opportunities for juvenile bats which may adversely affect juvenile survival. NE argued that the protection of key foraging habitat for the bats from the Bryanston SSSI is a key environmental constraint that needed to be added to the list of spatial aspects the strategy must address. NE also suggested that attention should be given to allotments and community orchards in the policy.
73. Child Okeford Parish Council said that the policy appears acceptable but did not feel it should comment on the town policies and, in a similar way, town councils should not comment on village policies.
74. One representation stated that there are no relevant objections to the proposed development in Blandford.
75. Blandford Forum Town Council (DNP2767) and several general representations were in favour of developing land to the north east of Blandford. The Town Council suggested that land to the north east of the town could accommodate 1,500 new houses together with a convenience store. The view expressed by one respondent that the bypass was never intended to be a barrier to the future growth of the town was echoed by others who would accept development beyond the bypass.
76. Additionally, Blandford Town Council expressed support for the different elements of the policy but with a number of qualifications / suggestion for change for each. The Town Council sought clarity over the actual land to be developed and how this would be

achieved. The Town Council suggested (DNP2777) that further development of the Sunrise Business Park should be included in the policy. A riverside walking / cycling route to link into the Trailway was suggested by the Town Council (DNP2781) as part of the grey infrastructure to be provided in the town. So far as social infrastructure is concerned, the Town Council took the view (DNP2784) that the provision of neighbourhood halls to serve new developments should not happen or be encouraged as a matter of course unless a sound business case has been developed. If this cannot be provided then the Town Council felt that all community/neighbourhood hall facilities should be focused on the Corn Exchange.

77. Interestingly, while the Town Council generally supported CP15, it believed that the parish boundaries need to be reviewed with Blandford Forum and Blandford St Mary considered as one urban settlement (DNP2760).

78. The MoD supported the policy but suggested that alternative wording might be used that creates a permissive policy for redevelopment, conversion and/or change of use for non-military purposes to address potential changing needs and re-use of part of Blandford Camp.

### **Comment**

79. Various comments were submitted from which some measure of objection or support to the policy, or parts of it might be inferred but which are highlighted here. For example, one representation stated that the bypass forms a natural town boundary. From this it could be taken that the respondent is opposed to any development beyond the bypass. On the other hand, it was suggested that the bypass is not a boundary that cannot be crossed as it has already been crossed by the industrial estate and another expressly suggested developing land beyond the bypass.

80. In another individual representation it was suggested that the Deer Park should be promoted as a tourist destination.

81. Durweston Parish Council (DNP2228) suggested that housing growth in Blandford should be eastwards on smaller sites outside the AONB. The Parish Council supported growth adjacent to Sunrise Business Park as well as development outside the AONB at Blandford St Mary but did not support housing growth in the area between New Road and Fairmile. The Parish Council also queried whether or not the trend towards more on-line shopping had been taken into account in framework the retail element of the policy (DNP2232).

82. Two representations stated opposition to development to the north of the Milldown.

83. It was put forward by one respondent that employment studies suggesting a shift to high value economic activity have not taken account of the recent economic downturn and do not recognise that North Dorset is some distance from research facilities in Bournemouth and Poole. Also, the fact that Poole and Yeovil have industrial land that is undeveloped should be taken into account in Core Strategy policies.

84. Lastly, one individual felt that the Council had not considered all possible sites in the town for growth.

### **Conclusions**

85. The overriding concern which respondents had was that of new housing and, in particular, the issue of development at Crown Meadows and, to a lesser extent, at Blandford St Mary. While there was some support for development at Lower Bryanston

and elsewhere, the great weight of response was of objection to development at Crown Meadows and elsewhere. Capacity at schools in the town was raised as a concern as well as capacity at GP surgeries and on the roads of the town. Objectors also referred to biodiversity, landscape, flooding and heritage impacts of development as being adverse.

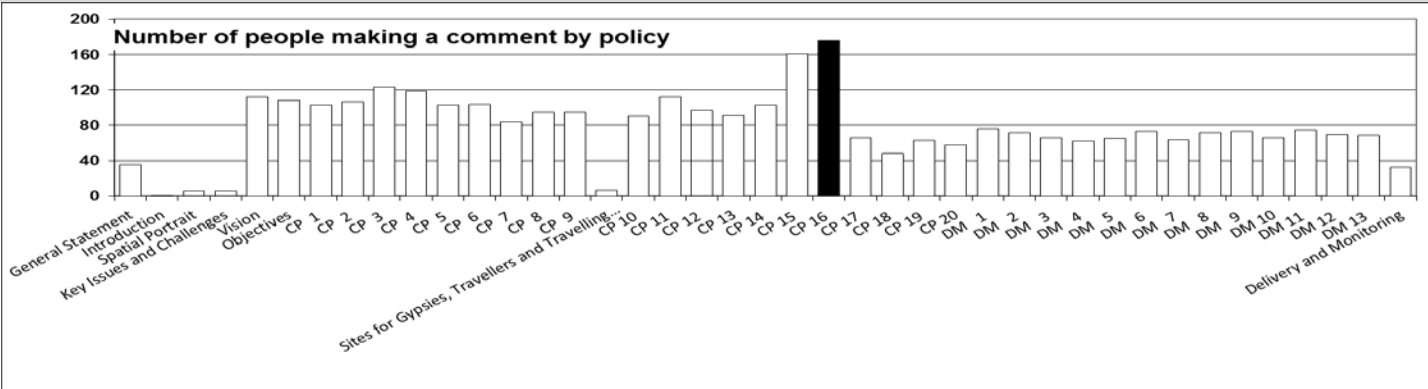
86. The overall level of growth in the town received some support but there was also objection. There was suggestion that other sites than those proposed needed to be looked at in more detail and a number of sites were put forward as preferable to Crown Meadows.
87. The second most significant topic of response was transport, notably in connection with Crown Meadows. Here, it was felt that development would increase traffic congestion in the town centre and create hazards to pedestrians on White Cliffe Mill Street. It was also suggested that parking is already difficult in the town centre and this development would make it worse.
88. Public transport provision was seen as inadequate by a number of respondents.
89. Flooding was seen as important in respect of the Crown Meadows proposal but was not raised as a broader concern. Many objectors to the proposed development at Crown Meadows cited flooding and drainage as particular problems, which would adversely affect the proposed new housing.
90. Landscape was raised as an issue not only in the context of objections to development at Crown Meadows but also with regard to other developments on the periphery of the town.
91. While there was recognition of the relationship between new housing and employment, the general feeling was that there may not be sufficient jobs or prospects of jobs in Blandford to support the amount of new development proposed.
92. Retail provision was not a significant issue although the point was made that a number of shop units are currently empty.
93. Most heritage based responses related to the impact of development at Crown Meadows.

### **Actions and amendments**

- CP15 (1) Verify the likely traffic impact of the proposed development at Crown Meadows. (Transport)
- CP15 (2) Consider amending Policy CP15 to give greater acknowledgement to the role and importance of public transport. (Transport)
- CP15 (3) Consider reviewing housing numbers in the light of responses relating to the proposed development at Crown Meadows and potential impacts. (Biodiversity, Flooding, Heritage Assets, Housing, Landscape)
- CP15 (4) Consider reviewing preferred site options. (Housing)
- CP15 (5) Confirm the relationship between new housing and employment in the town. (Housing/Economy)
- CP15 (6) Confirm the relationship between new housing and service provision in the town (Education / Health)

**CP 16 Gillingham**

**Number of people making a comment: 176**



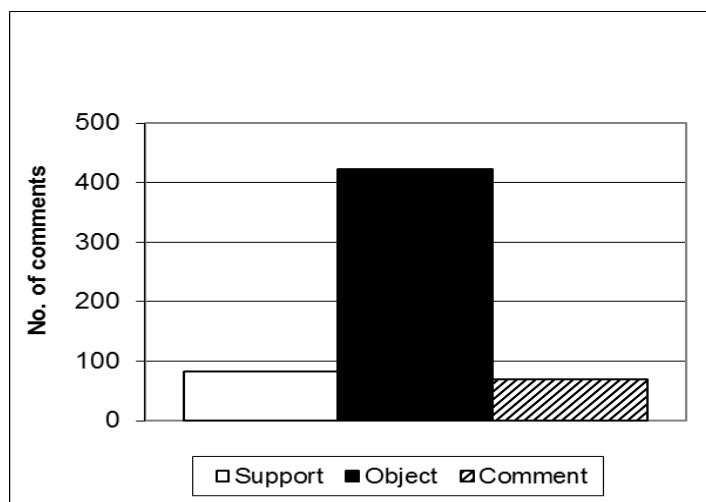
**Specific consultees: 11**

Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Environment Agency, Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shillingstone Parish Council, Wessex Water.

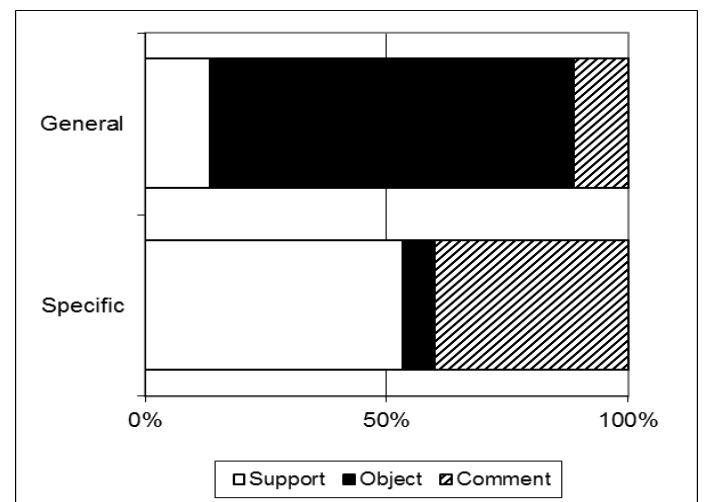
**General consultees: 165**

Key issues raised	Support	Object	Comment	Total
General comments	36	44	18	98
Affordable housing	0	1	0	1
Biodiversity, habitats and species	3	25	2	30
Climate change	0	2	0	2
Delivery	0	2	0	2
Economy	17	52	19	88
Education	1	3	1	4
Flooding	0	17	1	18
Health	1	1	3	5
Heritage assets	1	28	0	29
Housing	6	47	4	57
Landscape	0	54	5	59
Recreation/leisure	10	28	4	42
Resources	0	9	1	10
Transport	8	108	11	127
Utilities	0	1	1	2
<b>Total</b>	<b>83</b>	<b>422</b>	<b>69</b>	<b>574</b>

**Breakdown of opinion**



**Who said what by percentage**



## **Biodiversity, habitats and species**

### **Support**

1. Natural England (DNP503) supports the proposals for a green infrastructure strategy based on the river corridors. All three of Gillingham's rivers support otters and water voles and there would appear to be considerable potential for further enhancement of the town's riparian habitats.
2. The Dorset Wildlife Trust (DNP4821) supports the green infrastructure proposals for the town and suggests that they are developed further. DWT also supports the 'town park' proposed to the rear of the Red Lion.

### **Comment**

3. Some respondents were concerned that existing green infrastructure may be lost as a result of development and others thought it important that wildlife habitats were enhanced in informal recreation areas.

## **Economy**

### ***Employment - General Issues***

#### **Support**

4. One respondent supported the creation of new jobs, but was concerned that they have only been included in the Plan to justify the proposed housing numbers.
5. A few respondents supported the expansion of the employment sites at Brickfields and Park Farm, with some giving the proximity to proposed new housing development as a reason. One respondent also supported expansion at the Neal's Yard Remedies site.
6. One respondent supported regeneration within the settlement boundary of the town and one respondent supported the provision of local shops in new housing developments.

#### **Object**

7. One respondent considered the proposed employment policies for the town to be unrealistic, but provided no more detail. Another objected to the provision of jobs for in-migrants moving into the District, arguing that the provision of housing should be aimed primarily at meeting the needs of those already living here. Another respondent felt that the lack of jobs in the town encouraged commuting, which would continue in the future placing a greater strain on local roads.

#### **Comment**

8. Dorset County Council (DNP2136) considers that there is a need to define what is meant by the term 'high value business' and to explain by what mechanism land is to be reserved for the uses so defined.
9. One respondent felt that employment growth should not be directed to Gillingham and that businesses should be directed to the north of England where there is high unemployment and much underutilised housing.



10. One respondent felt that the challenge in North Dorset was to deliver growth that: does not harm key environmental features; encourages high quality design; respects the environment; and safeguards amenity.
11. One respondent felt that North Dorset's different economic profile should be taken into account with policies recognising: that the economic downturn may prevent a shift to high value economic activity; the distance from research facilities in Bournemouth and Poole; and the availability of undeveloped industrial land in Poole and Yeovil.
12. One respondent noted that a 6 hectare employment site was being proposed at Mere through the South Wiltshire Core Strategy and felt that this should be taken into account when Policy CP 16 was revised, particularly in view of the linkages between Mere and Gillingham.

### ***Employment - Proposed Business Parks at Wyke***

#### **Object**

13. The Three Rivers Partnership (DNP3180) noted that the proposed business park at Wyke was deeply unpopular and were concerned about its impact on the town's one attractive gateway.
14. A petition containing 2,105 signatures was submitted by Save Our Wyke objecting to the location of the proposed business park at Wyke for a variety of reasons. Many individuals also objected to the site in their responses to the consultation. A wide range of different reasons for objection were given, which are summarised below.
  - ***The site is not deliverable*** – A few respondents stated that the development of the site is not supported by the landowners and so could not be delivered. Others expressed a general concern that the infrastructure in the area would not be able to cope with such a large development.
  - ***It is an unsustainable location for a business park*** – a number of respondents pointed out that the proposed business park is about two miles from the proposed major urban extension to the south of the town and not close to existing train or bus stations. Respondents also argued that it would be difficult to improve infrastructure, including the provision of routes for pedestrians and cyclists through Wyke to the site. They felt that the site's location and the limited opportunities to promote non-car travel would increase car use and and to carbon dioxide emissions. A few respondents (including Save Our Wyke) referred to the sustainability evaluation of major sites in Table 4.3 of the Atkins report, where the site scored very poorly. There was also concern that there was little detail on the proposed site at Wyke in the Atkins Report. A few respondents felt that the site had been 'randomly selected' and one respondent was concerned that it was remote from existing employment sites at Brickfields and Park Farm.
  - ***The site is not required to meet Gillingham's economic development needs*** – a number of respondents considered the overall level of employment land proposed for Gillingham to be excessive and that the proposed site at Wyke was not needed. They pointed to the very high level of land proposed for the town (22 hectares) when compared with the smaller amounts proposed elsewhere (for example at Blandford and Shaftesbury) and questioned the justification for this unequal distribution. Others pointed to vacant units on existing sites in the town, or opportunities at other settlements nearby (notably Shaftesbury and Mere) as reasons why the site is not needed. One respondent suggested that green travel plans should be used to link workers at Gillingham with employment opportunities at Shaftesbury, especially in view of available employment land in the town and the

A350 links to Blandford and the A303. One respondent also felt the site was not needed because residents commuted to find better wages elsewhere and another felt it was not needed because there was little unemployment in the town.

- ***The site would not deliver the predicted economic benefits*** – respondents expressed doubts over whether the site at Wyke would be capable of attracting high class businesses to Gillingham, especially in view of the lack of higher education establishments (i.e. universities) and / or existing high technology businesses in the local area. One respondent felt that the poor retail offer in the town centre would discourage firms from coming to Gillingham and that this problem needed to be sorted out in advance of any new business park at Wyke. One respondent questioned whether the town's current population had a sufficient level of skills to provide the workforce a 'high end' business park would need. Some respondents (including Save Our Wyke) pointed to the difficulty that larger towns nearby, especially Yeovil, had had in attracting such businesses. Other respondents argued that a large business park was not what knowledge-based industries required: they prefer smaller cheaper premises often with people working from home. One respondent asked whether similar sized towns had been successful in filling new business parks with 'high end' users, as this point hadn't been covered in the Atkins Report. Respondents felt that if the Council came under pressure to accept more general B1, B2 and B8 uses, they would permit them, undermining the concept of a 'business park' for higher value businesses. Alternatively, if the Council refused such applications, the business park would lie empty. Some respondents (including Save Our Wyke) felt that, if permitted, the site at Wyke could become just another industrial estate. Another respondent was concerned that if the site did not attract high value businesses, then existing businesses in the town, such as Dextra Lighting, may relocate there causing massive congestion.
- ***The development would be contrary to the core strategy's green infrastructure proposals for the town and other policies*** – some respondents, including Save Our Wyke, noted that the draft core strategy proposed to create a network of green space around the town, focussing on river corridors. They felt that the proposed site for a business park at Wyke did not fit in with this overall strategy, especially since the site contains the Stock Water, a tributary of the River Stour. One respondent felt that the proposal was contrary to the core strategy's aim to protect the environment and the revised draft vision for North Dorset. This respondent also felt it was contrary to the Dorset Sustainable Communities Strategy and the sustainability appraisal of the emerging Regional Spatial Strategy.
- ***Other sites are more suitable to meet the town's economic development needs*** – some respondents felt that there were other ways in which Gillingham's economic development needs could be met. Some respondents suggested the redevelopment of existing brownfield sites, others suggested that policies should focus on regeneration of the town centre and the Station Road area and some suggested the expansion of existing employment sites, including Brickfields, Park Farm, Orchard Park, the Kings Mead development and land at Neal's Yard Remedies. One respondent suggested that employment expansion should take place at Peacemarsh to support residential growth in that area (rather than to the south of the town). The respondent also noted that the Peacemarsh area would have better links to the A303. A few respondents suggested that there might be potential for employment development on Chantry Fields as an alternative, due to its central location and lack of constraints.
- ***The development of the site would result in the loss of an attractive area of countryside on the edge of town*** – many respondents felt that the site was an attractive landscape in its own right and some identified its 'greenfield' nature and

the mature trees on site as being important. They felt that the proposed business park would have a major adverse impact on the character of the landscape. Others felt that the site provided an important rural amenity, 'green space' or 'green gap', which contributed to the wellbeing of residents and should not be lost. The location of the site outside the existing built-up area of the town was also cited as a concern.

- ***The development of the site would result in the loss of an attractive rural approach to the town*** – many respondents felt that the land at Wyke formed an integral part of the rural eastern approach to the town, which was considered to be an important part of the setting of Wyke and of Gillingham as a 'country town'. Many respondents felt this was the last remaining attractive approach to the town, which should be retained and others felt that a business park in this location would have a detrimental impact on the character of this part of Gillingham. Others felt that it would be an 'eyesore' and / or out of keeping with the area.
- ***The development would result in the loss of an area used for informal recreation*** – A few respondents noted that the area proposed for the business park was regularly used for informal recreation (including walkers, dog walkers and cyclists) and were concerned that these users would be displaced if the business park was built. Save Our Wyke indicated that the footpaths on the site were used on a daily basis. One respondent also pointed out that the Stour Valley Way passes through the area. Another respondent was concerned that the loss of the site would deny future generations the opportunity to enjoy this area of countryside.
- ***The site floods*** – Some respondents were concerned that surrounding drains discharged into the area proposed for the business park at Wyke, which was shown on old Ordnance Survey maps as Wyke Marsh. They felt that flooding on the site made it unsuitable for development. Some respondents were concerned that development would add to surface water run-off and others were concerned that the run-off from an industrial development would increase the potential for pollution, in the stream on the site, in the fishing lakes just downstream and in the main River Stream further downstream. One respondent considered that there would need to be continuous pumping of sewage from the site in the light of the poor drainage.
- ***The development of the site would harm heritage assets in the vicinity*** – many people objected to the potential impacts on nearby listed buildings and / or their setting. Respondents identified six Grade II listed buildings in the vicinity that would be affected including Wyke Hall, Wyke Farmhouse and Granary and St George's Church. The impact of additional traffic on historic buildings was a concern of some respondents; in particular the potential impacts on the former Matthews Brewery Building, which is considered to be an important part of the town's industrial heritage. CPRE North Dorset expressed concern about the impact on the assemblage of historic buildings in the area and a few respondents expressed concern about the potential impacts on a possible Wyke Conservation Area. (*At the time of consultation, this was at an early stage and consequently there were few comments made on this point. However, the Conservation Area at Wyke has now been designated by the Council.*)
- ***The development of the site would harm the archaeology*** – One respondent was concerned that the site had not been recognised as being of historical significance as the area was the site of a late Saxon Royal battle as well as being on the route used by Alfred the Great as he marched towards Eddington. Surface finds in the area have revealed the presence of Roman, Saxon and Medieval pottery and wares.
- ***The development of the site would result in the loss of important habitats and***

**species** – in terms of habitats, most respondents were concerned about the impact on the Stock Water, a tributary of the River Stour. Respondents were not only concerned that there may be direct harm to the stream from the development of the business park, but they were also concerned that even if it was retained within the site, it would be vulnerable to pollution, from the nearby industrial uses. Concerns about the potential impacts on a number of different species were also raised, including birds (such as Grey Heron, Little Egret, Kingfisher and Woodpeckers), mammals (such as Water Vole, Otter and bats), fish (such as Brown Trout), amphibians (such as Great Crested Newts), insects and plants (such as Fritillaria and Figwort). One respondent felt the site should be designated as a Local Nature Reserve.

- **Traffic** – Many respondents expressed concern about the general adverse impact additional traffic from a new business park at Wyke would have on the town's roads, which it was felt, could not cope. Save Our Wyke pointed out that any additional commuter traffic would come by road. Traffic from outside the town would be likely to use the A303 / B3081, as there were no plans to improve the railway service in the town. Two respondents pointed out that commuters to a business park at Wyke would be unlikely to use the train, because the railway station is not in close proximity to the site. The potential effects of HGVs were a particular concern, as was the need for the residents of the new housing proposed to the south of the town to travel through the town centre and residential areas (including Wyke) to access jobs on the proposed business park. Other respondents were more concerned about the unsuitability of the roads in the vicinity and the potential adverse impacts on properties in the Wyke area and the amenity of residents. Respondents were concerned that increased traffic would exacerbate problems on the B3081. Some respondents felt that the B3081 would be unsuitable for heavy traffic, including lorries serving a business park at Wyke and would cause road safety problems for both vehicles and pedestrians. A few respondents, including Save Our Wyke, were concerned about the impact of the proposal on the safety of children walking to school. One respondent was concerned that this may lead to more people driving their children to school. A few respondents, including Save Our Wyke, were concerned about additional traffic using country lanes in the area. One respondent was specifically concerned that Langham Lane would be used as a short cut to the A30 and a few respondents were specifically concerned about traffic using Dry Lane. A few respondents expressed concerns about the suitability of the access to the site, especially if drivers from the A303 were still travelling at high speeds. Other felt that a site closer to the A303 would be better in transport terms.
- **Other issues** – a number of other issues were also raised by respondents. Several respondents objected, but gave no explanation for their objection. One respondent felt that the proposed site at Wyke had not been properly defined either in the draft core strategy, or in the Atkins Report. One respondent felt that the site should be preserved for future generations and another asked whether the business park had been proposed to serve the EU. A few respondents were concerned about the potential impacts on the residential amenity of nearby homes. Others were concerned about the impact on property values, particularly as a result of noise and pollution. One respondent was concerned that the proposed business park would cause light pollution resulting in the loss of dark night skies. A few respondents expressed concern about the loss of agricultural land and one respondent was concerned that historical records show that it had been designated as marshland.

## Comment

15. One respondent felt that the Wyke site would be much better as a green park for the

town.

### ***Employment - Brickfields***

#### **Support**

16. A number of respondents expressed the view that Brickfields was a better location for employment development than the proposed site at Wyke. They argued that: some infrastructure to the site was already provided (and could be upgraded): development here would make a more efficient use of land; there were closer links with Shaftesbury; and traffic could be encouraged to use the A30, rather than the A303.

### ***Employment – Neal’s Yard Remedies***

#### **Object**

17. One respondent noted that the policy seeks high value businesses on the site at Neal’s Yard Remedies and felt that this requirement could undermine its viability. The respondent considered the policy to be contrary to national guidance relating to bringing underused land forward for development. The respondent also considered that the policy should be amended to allow mixed use development.

#### **Comment**

18. One respondent was concerned about further employment land being located at Peacemarsh, noting that the Neal’s Yard Remedies site has space for growing their own products.

### ***Retail - General Comments***

#### **Comment**

19. One respondent suggested that a covered shopping mall on the edge of town would provide employment and a pleasant shopping experience.

### ***Regeneration in the Town Centre / Station Road area***

#### **Support**

20. Several respondents supported regeneration in the town centre / Station Road area and there were various views about what form regeneration should take. Respondents did not want to see ‘industrial’ type retail units or charity shops, estate agents or other offices in central locations. One respondent was concerned about parking and felt that a pedestrian footbridge to Chantry Fields would be required. Within the regeneration area respondents wanted to see high value businesses, leading retailers, independents shops and flats over shops to act as a deterrent to crime.

#### **Object**

21. A few respondents felt that Policy CP 16 should give more emphasis to the regeneration of the High Street and revitalising empty shops. One respondent felt that the town centre needed proper basic shops and national retailers to prevent ‘leakage’ to other centres, which also increased carbon emissions. One respondent felt that it would not be possible to attract new shops to the town centre whilst fast food outlets were being permitted. One respondent objected to the additional congestion more

shops in the Station Road area would create.

22. One respondent commented on the lack of services in the town centre and noted that the poor level of provision resulted in youths gathering in the High Street. The respondent was concerned that more housing would make this problem worse. Another respondent felt that the town centre needed more than just shops and suggested that the provision of other uses, such as cafes, restaurants, bowling alleys and a cinema would provide for the younger population and attract more economic activity generally.
23. A few respondents felt that the town centre should be regenerated before any residential expansion of the town takes place.
24. One respondent was opposed to the upgrading of the railway station as it would encourage the use of Gillingham as a dormitory for commuters, instead of providing accommodation for people to live close to their place of work. One respondent felt that extending the town centre out towards Chantry Fields (i.e. into the Station Road area) would make everything appear off-set.

### **Comment**

25. One respondent commented that the town centre was too small for a town the size of Gillingham and felt that improving the Station Road area would not be enough. They thought that the town centre itself needed a comprehensive upgrade. One respondent felt that regeneration in the Town Centre / Station Road area should be carried out sympathetically so that the town centre's character is retained. Another respondent felt that the mix of uses should be flexible enough to allow for viable regeneration schemes to be brought forward.
26. One respondent felt that Chantry Fields could be a good alternative location for retail development if the Station Road area is not developed for retail, but recognised that there is local aspiration for this area to be an open space / amenity area.

## **Education**

### **Support**

27. Two respondents supported the proposed new primary school to the south of the town and the proposed extensions to St Mary's Primary School. One respondent supported the proposed extension to Gillingham School. One respondent felt that such provision should be made before any further development takes place in the town.

### **Object**

28. One respondent felt that growth at Gillingham would be detrimental to the schools. They were concerned that large schools were not good for students, staff or the town as a whole. Another respondent was concerned that the policy only described the provision of new primary, rather than secondary, schools. A few respondents were concerned that Gillingham School is already oversubscribed and that it will not be able to accommodate any more children.

### **Comment**

29. One respondent suggested that paragraph 2.8.53 should be reworded because it doesn't make sense.

## Flooding

### Object

30. The Environment Agency (EA) (DNP2536) stated that the Core Strategy should include mention of Level 2 Strategic Flood Risk Assessments (SFRAs). The EA consider that there can be no certainty of allocations proceeding until the findings of the SFRA work are known. The policy cannot be considered sound until this issue is resolved.
31. A few respondents objected to the number of houses proposed at Gillingham due to concerns that they would be built on floodplains, which was considered to be irresponsible. One respondent expressed a general concern that run-off from new development could increase the risk of flooding. Another respondent stated that a proper flood risk assessment was required before any development is allowed.

## Health

### Support

32. Two respondents supported the proposed doctors' surgery to the south of the town and one felt that such provision should be made before any more housing is built.

### Comment

33. Gillingham Medical Practice noted that there was provision in CP 16 for a new health centre and as the only current healthcare providers in the town, wished to know more about that proposal. One respondent thought that current GP provision in the local area was inefficiently organised and so questioned the need for an additional surgery.
34. One respondent expressed a general need for a hospital in the town to reduce journey times for patients. Another stated that the location for the replacement Westminster Memorial Hospital (currently in Shaftesbury) should be indicated within the plan in a similar way to the proposed new surgeries. The respondent felt that this replacement facility was needed to support the increased population.

## Housing

### *Quantum / Location of Housing*

### Support

35. Two respondents supported the overall level of housing and its proposed location at Gillingham. One respondent supported the proposed phasing of development.

### Object

36. A few respondents objected to the level of housing development proposed for the town, but gave no specific reasons. Another questioned why more development is proposed at Gillingham compared with other towns. One respondent felt that more housing should be located at Blandford and Shaftesbury (with less at Gillingham) as they were

considered to be more sustainable.

37. One respondent felt that the Government's housing figures had been 'made up' and that the development proposed for Gillingham was unnecessary. Another felt that the town had been a 'dumping ground' to meet Government targets. One respondent questioned whether the Government was in fact putting pressure on the Council to provide the number of homes suggested.
38. One respondent felt that the proposed number of houses for the town was unrealistic. A few respondents felt that the town had already had enough growth in the recent past and others questioned whether there would be sufficient demand in the town for the proposed housing.
39. Several respondents felt that building more homes would put pressure on the town's infrastructure, local services and amenities. One respondent felt that no further housing should be built until the town's sustainability (in terms of employment and retail provision) had been improved. Another respondent felt that the proposed housing would not bring about town centre regeneration, but would create a 'dormitory town'. One respondent was concerned that growth at Gillingham would result in a monotone sprawl of tightly packed houses.
40. One respondent did not think that housing growth would attract business growth and that additional housing would lead to more commuting as new residents sought work elsewhere. The impact of growth on the capacity of local roads was also raised as an issue. One respondent did not think that the greenfield expansion of the town should take place, whilst brownfield sites within the town were available.

### **Comment**

41. One respondent felt that there was no need for more houses, stating that residents did not want further urbanisation of the town. CPRE North Dorset felt that the post-2016 sites required more justification. Another respondent argued for smaller developments that would be more identifiable and more personal.

### ***Affordable Housing***

#### **Object**

42. One respondent objected to the amount of affordable housing proposed for Gillingham, which it was felt would have a negative impact on the town's infrastructure. This respondent argued for a more 'balanced' approach with provision of better quality housing and associated facilities to attract more business people and professionals to live in the town.

### ***Land South of Ham and at Park Farm***

#### **Support**

43. A few respondents expressed support for new development to the south of the town, but they were also keen to ensure that infrastructure (such as a link road, shops and facilities, including a doctor's surgery) were provided. Two respondents supported the provision of new local shops to serve the proposed development and one supported development subject to the protection of the Ancient Monument (King's Court Palace) and the retention of recently planted trees in the vicinity.

#### **Object**



44. Two respondents objected to housing proposals to the south of the town arguing that they would be difficult to achieve because of infrastructure problems, impact on the environment, deliverability and the greater suitability of land to the north-west.
45. A few respondents were concerned about the traffic implications of expanding the town to the south, arguing that there is little scope to upgrade the existing roads in the area. A few respondents suggested that the proposed southern link road should be deleted. One respondent felt that it served no purpose and another felt that it was contrary to the aim of decreasing carbon emissions and encouraging a shift to other modes of transport. Another recognised that the proposed link road would make it easier for through traffic, but was concerned that it would not solve the danger of increased local traffic using existing roads for access.
46. One respondent felt that the proposed phasing was not justified or effective. Another respondent felt that an earlier phase of 150 to 200 dwellings could be brought forward before 2016, rather than after that date as the draft policy suggests. One respondent considered that any shops provided as part of the development should not detract from encouraging town centre shopping.
47. One respondent objected to the housing development to the east of the town (and to the south of Ham) due to concerns that the town would join up with the village of Motcombe. Land to the north and west (at Peacemarsh) was suggested as an alternative.
48. One respondent considered that there were more suitable sites for development around Gillingham rather than the land to the south of the town at Park Farm. One respondent noted that dog walking on the fields to the south of the town was creating a nuisance for farmers. The respondent felt that the land would be better designated as a park for amenity use, but also recognised that this would not give farmers the return they would get for housing development.

### ***Land adjacent to Lodden Lakes***

#### **Support**

49. One respondent supported development at Lodden Lakes, subject to the provision of a cycle / pedestrian link over the river to St. Mary's School.

#### **Object**

50. The Dorset Wildlife Trust considers that any development near Lodden Lakes would need enhancement and mitigation measures for Otters, Water Voles and possibly Great Crested Newts.

### ***Land at Bay***

#### **Support**

51. Two respondents supported development at Bay. One noted that it was available and deliverable. The other felt that provision should be made on the site for a safe walking / cycling route between Lodbourne (and Peacemarsh) and the primary and secondary schools.

#### **Object**

52. A petition with 28 signatories was submitted objecting to the development at Bay for a variety of reasons. These reasons, and the concerns raised by other respondents are

outlined below.

53. One respondent objected to development at Barnaby Mead 'for too many reasons to state'. Another felt that the number proposed was unrealistic. Two respondents were concerned about the impact of development on the value of adjacent properties.
54. A few respondents felt that the proposal for 50 homes on the site at Bay was too high and that a development of that density would be out of character with its setting and be overbearing on neighbouring properties. One respondent felt that any new development on the site should respect local character. Other respondents were concerned that the proposed level of development would lead to an increase in noise and light pollution. One respondent felt that the land should be left open for the townspeople. One respondent felt that the adjacent development (Bay Fields) would not be able to cope with the loading that would result from developing the land at Bay due to the style of the existing development (i.e. small or no front gardens, no footpaths and narrow roads).
55. Several respondents felt that the site at Bay was a 'breathing space' or 'buffer' between Bay itself and the built-up areas of the town and were concerned that this would be lost to development. One respondent was concerned that development would absorb Bay into the town and the hamlet would lose its separate physical identity. Several respondents indicated that the land at Bay had been considered as a 'green zone' or an 'important green gap', which should not be lost. There was also a general concern that too much green land had been lost due to the rapid expansion of the town.
56. There was a general concern about traffic generation from the site and the implications for congestion and road safety. Several respondents felt that access (via Barnaby Mead / High Street) was limited and dangerous and that additional traffic would make congestion and road safety worse. In particular there was a concern about the double parking of emergency vehicles and minibuses serving Barnaby Mill. A few respondents were concerned that development would increase traffic / congestion problems on the High Street, especially around Town Bridge and a few respondents felt that extra traffic would lead to parking problems for residents and visitors to the Bay area. One respondent was concerned that the traffic from additional development would lead to more accidents and possible fatalities. Another was concerned that the additional traffic would be dangerous for the elderly and children who used pavements in the vicinity.
57. A few respondents were concerned that the development at Bay would result in the loss of a well-used public footpath that gives access to the countryside and / or provides an important pedestrian link within the town. Other respondents were concerned about the loss of an open space, which is used by dog walkers and children. The loss of public access to the Shreen Water was also raised as an issue.
58. One respondent was concerned that the site at Bay is liable to flooding and several respondents argued that the development of the site would increase localised flooding through increased or faster run off. They were concerned that development may cause backflow problems in the River Shreen and could make existing flooding problems worse, which would in turn lead to problems of water and sewage disposal in times of sustained heavy rain.
59. Two respondents were concerned that the development of the site at Bay would result in the loss of wildlife and wild flowers. Many respondents (including 28 signatories to a petition) expressed concern that the run-off from the site would cause pollution in the Shreen Water and harm wildlife.

#### **Comment**

60. One respondent was concerned that development at Bay would increase run-off into

the Shreen Valley flood zone and another noted that the wildlife that used to inhabit the mill leat at Barnaby Mead had now largely disappeared.

61. One respondent noted that the site at Bay came bottom of the 'use of resources' appraisal (Table 4.3) in the report on Gillingham produced by Atkins in December 2009. *(However, it should be noted that this site (ATK 7 – Land at Bay Bridge) is not the site proposed for housing development (ATK 21 – Between Barnaby Mead and Bay Lane)).*

### **Additional / Alternative Sites**

62. **Land to the North West of Gillingham (Peacemarsh)** - Two respondents promoted development to the north-west of the town (at Peacemarsh) arguing that it was more suitable than the land to the south. Respondents felt that the development of land to the south of the town would be difficult to achieve because of infrastructure problems, impact on the environment and deliverability issues.

63. It was argued that development at Peacemarsh would not be unacceptable in landscape terms, although preventing coalescence with Colebrook and Milton-on-Stour was recognised as an issue. In contrast respondents felt that there were landscape issues with development to the south of the town, notably the setting of Shaftesbury and Duncliffe Wood.

64. It was argued that housing and employment located together to the north of the town would assist in self-containment and overcome the problems of the single crossing over the railway and reduce any potential impacts on the A303. Respondents felt that the two roads linking Gillingham and the A303 were excellent and that the impact of any additional traffic on the A303 would be negligible. In contrast the respondents felt that there were traffic issues with development to the south of the town, in particular the link between local car trips and use of the A303.

65. Two other respondents felt that development should be split between Ham and the Peacemarsh area with some of the need for housing being met from general infilling within the settlement boundary. Respondents felt that this approach would lessen the impact of greenfield extensions and reduce the impact on infrastructure.

66. **Wavering Lane West** - One respondent suggested that a site off Wavering Lane West could be developed for 9 market houses.

67. **Windridge Farm** – One respondent felt that land at Windridge Farm should be included as a preferred site for housing as it fulfils the criteria set out in the Atkins Report.

68. **Chantry Fields** - One respondent considered that Chantry Fields would be a suitable location for housing since it was in a more sustainable location than other sites identified in the Plan. The respondent considered that the Atkins Report wrongly identifies that there are trees on the site, which would be adversely affected by development.

69. **Various Infill Locations** - Two respondents supported the policy of infilling within and / or around the settlement boundary and one suggested that infilling would be appropriate along Dry Lane, Wavering Lane, Pound Lane, Colebrook Lane, Purns Mill Lane, Cole Street Lane, but only with a single row of houses fronting the road.

70. **Blandford** – One respondent felt that growth should be focused on Blandford, rather than Gillingham as it has a good relief road and transport infrastructure at Gillingham is inadequate.

71. **Stalbridge** – One respondent felt that the level of housing proposed for Gillingham

should be reassessed and redistributed to Stalbridge.

## Landscape

### Object

72. One respondent objected to the growth of Gillingham in general terms because it would result in the loss of open spaces that give the town its character.

### Comment

73. One respondent felt that Gillingham had already lost many green spaces on the edge of the town and should not lose any more. Another felt that a 'buffer zone' should be created between Gillingham and Milton-on-Stour to prevent coalescence.

## Recreation/Leisure

### Support

74. One respondent supported the improvement of the town's social infrastructure, particularly culture / arts facilities, but was concerned about the potential costs. The development of a green infrastructure strategy for the town was also supported, including the network of green spaces in and around the town focusing on the river corridors.

75. A few respondents supported the provision of new sport and leisure facilities, a new community hall, a town park in the centre of Gillingham and additional recreational areas for children. It was also noted that further funding is required for a new Scout hut.

76. A few respondents supported the provision of sports, but it was also felt that they were not just needed for new development. They were also needed at Gillingham School and for the youth football team that currently plays at Kington Magna.

### Object

77. The Ramblers North Dorset Group expressed concern that the proposed increase in housing numbers and employment sites at Gillingham would put greater demand on open spaces and footpaths, which should be retained for the well-being of the population.

78. One respondent stated that future housing development should be built with greater provision of open spaces for both formal and informal play.

79. Additional allotments are needed in the town as there are currently 70 people on the waiting list with an average waiting time of 5 years.

### Comment

80. Dorset County Council (DCC) (DNP2133) considers that Gillingham Library is likely to be inadequate for the projected population. DCC considers that developers should be expected to contribute to the expansion of this facility or the provision of a new facility.

81. The Three Rivers Partnership (DNP3181) felt that the role and function of the new leisure centre was not adequately described, since it offered far more than just

'upgraded leisure facilities'.

82. One respondent commented that a new community hall for Gillingham should be included in the plan to serve the proposed increase in population. Another respondent felt that a cinema in the centre of Gillingham would be good for young people.

83. One respondent thought that facilities, such as school sports pitches should be shared with the rest of the town to make it more of a community.

## Resources

### Comment

84. Dorset County Council (DNP2142) notes that the proposed development in Gillingham will impact on Household Recycling Centres and considers that it will be important that appropriate developer contributions are made to provide these facilities.

### Object

85. One respondent was concerned that development in Gillingham would be detrimental to local rivers due to water abstraction. The respondent recognised that the water authority had indicated that supplies were sufficient, but still considered that the District Council should monitor the situation.

## Transport

### Support

86. The Highways Agency (HA) (DNP075) supports the strategy's intention to focus a first release of development to the south of Gillingham, which recognises the HA's concerns regarding increased traffic finding its way onto the A303. The HA (DNP558) supported the proposal to use the railway station as a public transport hub, but felt that employment proposals should be supported by robust Transport Assessments and Travel Plans.

87. Durweston Parish Council (DNP2234) agrees with CP16 to improve the rail service and access.

88. A small number of respondents supported various aspects of CP 16 relating to transport. In particular they supported making the railway station an enhanced public transport hub, better public transport generally and improvements to walking and cycling facilities. One respondent supported the proposed B3081 and B3092 link road.

### Object

89. One respondent was concerned that the plans for Gillingham would encourage car travel because there is not a surplus of jobs locally. The respondent also felt that the plan should say more about the need to improve bus services to offer an alternative to the car.

90. Several respondents were concerned that the proposed growth of the town would add to traffic problems, especially at peak hours, and give rise to road safety issues. Respondents were also concerned that the roads in the town cannot cope now, without any further development. One respondent felt that existing highways were no more than B Class roads.
91. A few respondents objected to the transport plans for the town, suggesting that traffic travelling north, east and west should be encouraged onto the A303, rather than the A30. One respondent considered that trips on the A303 would take less time than the A30, due to the lower speed limits, traffic lights and villages along the A30. Another felt that the A303 would need to be upgraded to support the growth of the town.
92. Respondents noted that the existing railway between Yeovil and Salisbury was single track with little prospect of improvement, which limits the scope for the train to be used as an alternative to the car. One respondent noted that the trains are already overcrowded.
93. One respondent objected to the proposed link road at Enmore Green as they did not think it would be used by heavy goods vehicles to access the A30.

**Comment**

94. One respondent noted that the most significant transport constraint in Gillingham was the bridge across the railway, which was, in effect, the only vehicular crossing point. It was also noted that the road connections between the town and the north and west were straightforward and simple.
95. One respondent was concerned about the cost of the infrastructure (including the proposed southern link road) needed to deal with traffic approaching the town from the south and the traffic from the proposed new development.
96. One respondent noted that the vast majority of people who live in Gillingham work locally. Another felt that too many new roads would be detrimental to the town.
97. One respondent noted that travel by train to London and Salisbury meant that fewer people used their cars. The respondent also felt that upgrading the railway station area would encourage this trend.

**Utilities**

**Comment**

98. The Environment Agency (EA) (DNP2536) considers that the upgrading of pumping and sewage treatment works are likely to be required to support growth. The EA considers that the detail of how and when these improvements will be delivered needs to be included in the Core Strategy or an Infrastructure Delivery Plan.
99. Wessex Water (DNP1438) confirmed that all the proposals for Gillingham will require significant water supply and foul network improvements and will need to be confirmed by a full engineering appraisal.

**General Comments**

## Support

100. Four Parish Councils supported CP16, but did not give any reasons for their support. Child Okeford Parish Council (DNP729) indicated that the policy appeared to be acceptable, but felt that the parish should not comment on the town policies and in a similar way, the towns should not comment on village policies. Durweston PC (DNP2234) agrees with CP16 to consolidate facilities in the town.
101. A number of respondents supported different aspects of CP 16. There was support for the overall level of growth, for growth being to the south of the town, for regeneration of the town centre and Station Road areas and for the improvement of the town's grey and green infrastructure. Several general consultees, including SturQuest (DNP2185) expressed support for CP16, but provided no further detail.

## Object

102. A few respondents objected to CP 16, but provided no further detail, although one respondent considered that the proposals for the town were too vague. One respondent asked whether the town wanted an 'enhanced role' as proposed in CP 16 and another argued that nothing should be built until the High Street shops are fully utilised. One respondent was concerned that the greenfield expansion of Gillingham would increase the 'doughnut effect' where commercial uses relocate from the town centre to more peripheral locations. This respondent suggested that the alternative was to develop sites within the town at high density.
103. Several respondents were concerned about the danger of Gillingham being overdeveloped without increases in services and the provision of infrastructure to support a larger population. One respondent expressed concern about the grey infrastructure proposals, but gave no further detail.
104. One respondent felt that there was no need for further development at Gillingham and objected to any new homes, new jobs or facilities / infrastructure to support them. One respondent felt that too large a proportion of the District's growth was being directed to Gillingham and another was concerned that proposed 'mixed' developments were wholly of housing.
105. One respondent noted that additional burial ground is needed as the existing cemetery will be full in 6 to 7 years.

## Comment

106. One respondent suggested that the policy for Gillingham should make provision for a hotel or cinema along with better shops and amenities for office work and retail alike. A few respondents argued that the town needed its own large recycling area and / or refuse disposal facility (rubbish tip).
107. One respondent suggested that a Gillingham Planning Section needed to be established in the town to improve the control of applications; to improve the ownership of decisions; and reduce the chance of errors.
108. One respondent commented that proposals for housing numbers, employment, retail and other town centre uses, grey, social and green infrastructure were outlined in the relevant topic-based policies and repeated for each town.

## Conclusion

109. 574 comments were made in relation to CP 16 for Gillingham raising a wide variety of issues. Some people were concerned about further growth at Gillingham without additional infrastructure being provided to support it. However, despite these concerns there was also some support for: future growth; the location of growth to the south of the town; and town centre regeneration.
110. By far the most controversial issue was the proposed business park at Wyke. The Save Our Wyke group submitted a petition with 2,105 signatures and many individuals and organisations also responded to the consultation, raising a wide variety of objections including both strategic and site specific issues.
111. The key strategic issues were that the site: is not deliverable; is in an unsustainable location; is contrary to the core strategy's green infrastructure proposals; is not required to meet the town's economic development needs; and would not deliver the predicted economic benefits. Some people also felt that there were other more suitable locations for economic growth, such as: the town centre; the Station Road area and existing employment sites including Brickfields, Park Farm and land adjacent to Neal's Yard Remedies.
112. More site specific concerns were that development at Wyke would result in the loss of: an attractive area of countryside; agricultural land; an attractive rural approach to the town; an area used for informal recreation; and important habitats and species. There were also concerns about: the impact on heritage assets and archaeology; flooding and traffic.
113. Employment at Brickfields was supported and at Neal's Yard Remedies there were concerns about the loss of an area used by the firm to grow their own products and the viability of the site if occupancy was restricted to 'high value businesses'.
114. Proposals for regeneration in the town centre and Station Road areas were largely supported although there were a few objections. A wide variety of views were expressed about what form the regeneration should take. People recognised the need to enlarge and /or upgrade the town centre and felt that any scheme for regeneration should respect the existing character and provide for a mix of uses. Some people felt that the town should not expand any further until town centre regeneration had been achieved and one respondent suggested that Chantry Fields could be a good alternative location for retail development.
115. People wanted to see high value businesses, leading retailers and independent shops in the town centre as well as a variety of other uses (such as cafes, restaurants, bowling alleys and a cinema) to meet the needs of young people in the town. They did not want to see 'industrial' type retail units, or more empty shops, charity shops, estate agents or fast food outlets.
116. Some people expressed support for new and expanded schools in the town, but they were also concerned about the further expansion of Gillingham School, which they considered to be large enough already. They were concerned that making the school bigger would not be good for students, staff or the town as a whole.
117. The Environment Agency considered that further work was needed on the issue of flood risk to ensure that areas earmarked for growth could be developed. A few people were concerned that new housing might be built in the floodplain and that run-off from new development might increase the risk of flooding elsewhere.
118. There were few comments on the issue of health and although some support was expressed for the proposed new doctor's surgery, the need for it was also questioned. Some people thought that there should be a new hospital in the town, whereas others



thought that the Westminster Memorial Hospital (currently in Shaftesbury) should relocate to Gillingham.

119. Some people were concerned about the overall level of growth proposed for the town. They questioned why growth was needed and why more development was being proposed at Gillingham, than at Blandford or Shaftesbury. They thought that the town had been treated as a 'dumping ground' in the past and were concerned about whether existing infrastructure could cope, or whether new infrastructure would be provided. They also questioned whether further housing growth would sort out the town's problems, particularly in terms of a poor retail offer in the town centre and limited job opportunities. There were concerns that commuting would increase if these issues were not resolved.
120. Some people supported the proposed expansion of the town to the south of Ham and at Park Farm, although they were also keen to ensure that associated infrastructure was provided. There were few objections to growth in this location and most concerns were about the implications of increased traffic. Whilst some people supported the link road across the site, others questioned the need for it and what purpose it would serve. Others were concerned about the impact any new shops on the site might have on the town centre. One of the landowners suggested that an initial phase of housing could be brought forward at an early stage.
121. There were also very few comments on the proposals to develop land adjacent to Lodden Lakes. One respondent was keen to see the provision of cycle / pedestrian links across the river and the Dorset Wildlife Trust was keen to ensure that measures to protect and enhance wildlife interests were incorporated into the proposals.
122. Although a few people supported development at Bay, there were far more objections to the proposal. In addition a petition was submitted against development with 28 signatories.
123. At Bay, people were concerned about the impact of the proposed housing on neighbouring residential areas. They were concerned about the density; about whether it would be out of character; and about the impact on residential amenity. They were also concerned about: the loss of a 'green gap' between Bay and the built-up area of the town; traffic congestion and road safety especially at the Barnaby Mead / High Street junction; the loss of an area used for informal recreation; flooding; and the impact on wildlife.
124. A variety of alternative locations for housing were suggested. At the strategic level it was suggested that growth should be focused at other settlements, such as Blandford, Shaftesbury and Stalbridge.
125. At Gillingham the potential alternative site that attracted the most comments was land to the north-west of the town at Peacemarsh. It was argued that this was a more suitable location than the land to the south of the town. A few respondents also felt that development should be split between Ham and the Peacemarsh area. Other smaller sites suggested included a small site off Wavering Lane West (for 9 dwellings), Windyridge Farm and Chantry Fields.
126. A few general comments on the impact of development on the landscape were made, with the main concern being the loss of green spaces. One respondent felt that a buffer zone should be created to prevent coalescence between Gillingham and Milton-on-Stour.
127. There was support for the improvement of the town's recreation and leisure facilities, the creation of a network of green spaces around the town and a new town park.

However, there was also concern about the loss of existing open spaces and whether additional open spaces would be provided with new development. Needs for a new community hall, improvements to the existing library, more allotments and additional cemetery space were identified.

128. The Highways Agency supported the strategy of focusing development to the south of the town, recognising their concern about increased traffic on the A303. However, some respondents felt that traffic should be encouraged to use the A303, rather than the A30.

129. A number of respondents were concerned about the traffic impacts associated with further expansion of the town. The key concern was traffic problems in and around the town, many of which were associated with the development of particular sites.

130. The Highways Agency and some respondents supported the proposal to use the railway station as a public transport hub. However, other respondents were concerned that the scope to upgrade the railway was limited.

131. The Environment Agency and Wessex Water both highlighted the need for improvements to the water supply and foul water networks serving the town.

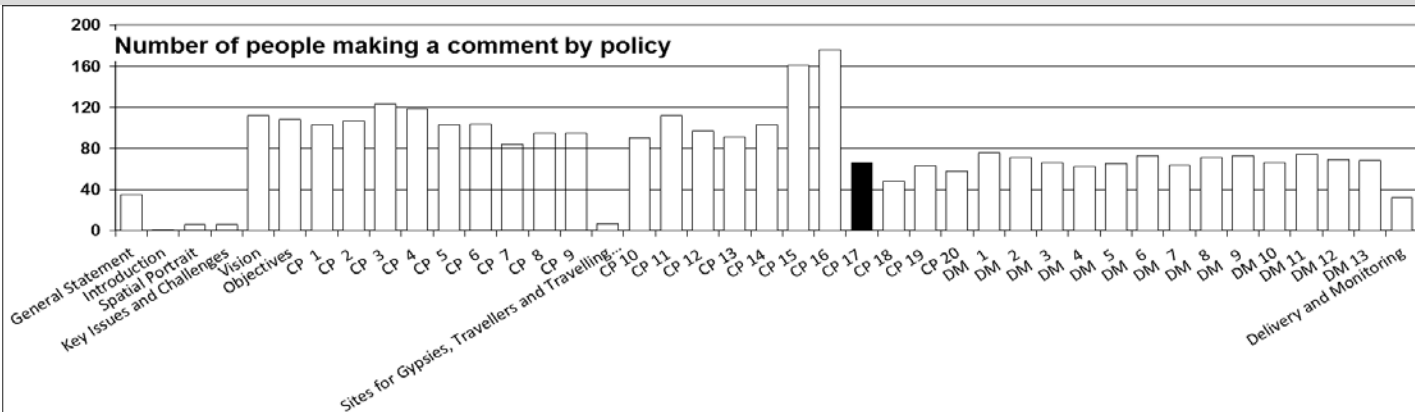
### **Actions and amendments**

- CP16(1) Consider working up a green infrastructure strategy for Gillingham in more detail in order to protect green / open spaces and ensure that wildlife interests are enhanced.
- CP16(2) Review the overall level of employment land provision for Gillingham.
- CP16(3) Review the need for the proposed business park at Wyke, in the light of both strategic concerns (such as the need for the site) and site based concerns (such as landscape impact and flooding).
- CP16(4) Consider whether land adjacent to Neal's Yard Remedies should be reserved for 'high value businesses' or whether a less restrictive approach should be adopted, including allowing for mixed use development.
- CP16(5) Consider working up the proposals for the regeneration of the Town Centre / Station Road area in more detail, to give more clarity especially on uses and design.
- CP16(6) Seek assurance from education providers that Gillingham School will have the capacity to accommodate the likely increase in pupil numbers associated with proposals for growth.
- CP16(7) Discuss with the Environment Agency the need for additional work on the issue of flooding.
- CP16(8) Seek assurance from healthcare providers that health facilities will have the capacity to accommodate the likely increase in population associated with growth.
- CP16(9) Consider reviewing the overall level of growth proposed for Gillingham and the potential for other potential locations, such as Blandford and Stalbridge, to take development. In particular, the implications of growth for infrastructure provision should be considered.

- CP16(10) Consider working up proposals for growth to the south of the town in more detail in order to give greater clarity about: the scale and nature of the development; the infrastructure needed to support growth; and the potential impacts on the environment.
- CP16(11) Consider reviewing the suitability of the proposed housing site at Bay.
- CP16(12) Consider the possibility of developing land to the north-west of the town (at Peacemarsh) as an alternative to developing land to the south.
- CP16(13) Consider other possible alternative housing sites around Gillingham (including land at Windyridge Farm and Chantry Fields and the potential for further infilling).
- CP16(14) Consider the need for 'buffer zones' to prevent the coalescence of Gillingham with other settlements (in particular Milton-on-Stour, Bay and Motcombe).
- CP16(15) Investigate further the needs identified for additional allotments and cemetery space.
- CP16(16) Discuss with Dorset County Council the need for developer contributions for improved library and household recycling facilities.
- CP16(17) Examine in more detail the transport implications of growth, both in terms of the need for highway improvements and the need to enhance bus, train, cycling and walking provision.
- CP16(18) Discuss with the Environment Agency and Wessex Water the need for improvements to the town's water supply and sewerage system.

## CP 17 Shaftesbury

Number of people making a comment: 66



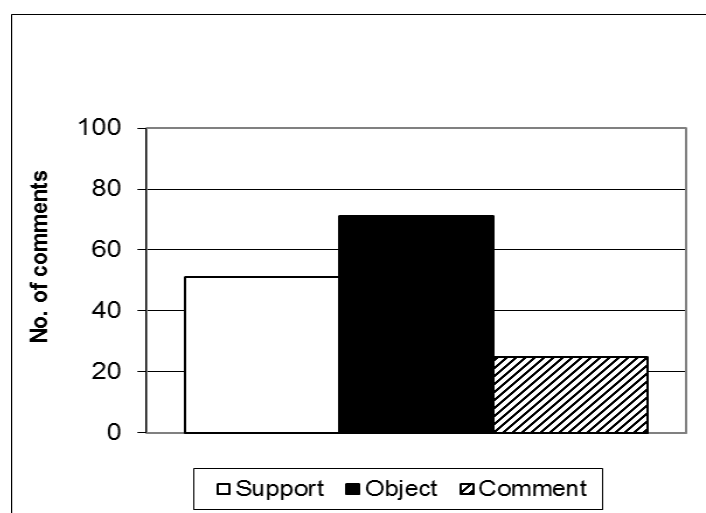
### Specific consultees: 12

Child Okeford Parish Council, Dorset County Council (DCC), Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shaftesbury Town Council, Shillingstone Parish Council.

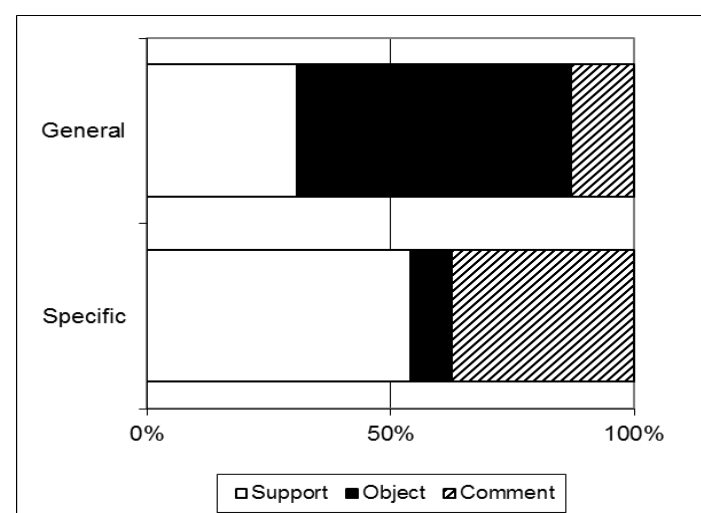
### General consultees: 54

Key issues raised	Support	Object	Comment	Total
General Comments	32	16	4	52
Biodiversity, habitats and species	2	0	0	2
Delivery	0	1	0	1
Economy	5	7	1	13
Education	1	0	1	2
Health	1	1	0	2
Heritage assets	0	1	0	1
Housing	1	11	3	15
Landscape	1	10	1	12
Recreation/leisure	2	7	5	14
Resources	0	0	2	2
Transport	6	17	3	26
Utilities	0	0	5	5
<b>Total</b>	<b>51</b>	<b>71</b>	<b>25</b>	<b>147</b>

### Breakdown of opinion



### Who said what by percentage



## **Biodiversity, habitats and species**

### **Support**

1. Natural England (NE) (DNP504), Shaftesbury Town Council (DNP2581) and one local resident all support CP17 in its policy to develop a network of green infrastructure in and around the town focussing on linking existing sites, such as the Slopes, and providing new sites to serve the residents of both new and existing development.

### **Delivery**

2. The opinion of one local resident is that the community facilities in Shaftesbury need more funding as everything is centred on Blandford at present.

## **Economy**

3. In total 13 comments were made in relation to CP17 and the economy with almost equal numbers either supporting or opposing the policy. As the economy is a wide subject base each comment has been further categorised into sub issues.

### ***Overall quantum of land***

#### **Support**

4. Shaftesbury Town Council support CP17 and its overall strategy in relation to economic growth (DNP2545). However, they highlight paragraph 2.8.67 where it states that there is a need for a minimum of 3 hectares of employment land in order for jobs to match the planned growth of the town. The site to the south of the A30 is 7 hectares and so they propose that the remaining proportion of the site, not required for employment uses, is suitable for the provision of other community, education / training or social infrastructure.
5. An agent on behalf of a major house builder also supports the employment land allocations in the policy and one individual supports the further sympathetic development of the existing industrial areas of Longmead, Wincombe and Littledown.

#### **Object**

6. Most objections to CP17 on the grounds of the economy relate to the allocation of land to the south of the A30 as an employment site. In their opinion the land would be better used as a site for a training college or other educational facility.

### ***Retail provision/type***

#### **Support**

7. Shaftesbury Town Council (DNP2569) and the Shaftesbury & District Chamber of Commerce (DNP4557) both support CP17 and its retail policy to support the High Street.

#### **Object**

8. Of those objecting to the policy the main issue is the possible expansion of the Tesco

store and the impact this will have on the smaller individual shops in the town centre.

### **Tourism**

9. Shaftesbury Civic Society (DNP4694) is concerned that the planned growth of Shaftesbury will seriously harm the town's heritage and therefore the tourist economy of the town.

## **Education**

### **Support**

10. In addition to the comments raised above in relation to the economy and land allocated for employment (south of the A30) and the suggestion that the site is more suitable to meet educational needs there are two other comments in relation to education. The first from Dorset County Council (DNP2135) who in supporting CP17 would like paragraph 2.8.78 to also refer to Dorset Adult Learning who will be joining the discussions about the development of improved education and training facilities in the town. The second is from an individual who suggests that in seeking space for further education that the existing school facilities should be investigated.

## **Health**

11. Although one person objects to CP17 and one supports CP17 on the grounds of health provision both are concerned about GP capacity and the proposed increase in the population.

## **Housing**

12. Fifteen comments were made in relation to CP17 and its housing policy. A majority of these are from people who oppose housing growth in general in the town, but a small number of landowners have taken the opportunity to promote their sites.

### **Support**

13. The agent representing the land owner of the proposed housing site to the west of the A350 acknowledges that the site may have landscape issues but suggests that these could be overcome by sensitive screening and design.

### **Object**

14. However, 11 comments were received from people objecting to the housing figures proposed in the policy. Three comments were from an agent representing land owners in Stalbridge. The agent suggested that the overall housing numbers in the New Plan be reassessed and redistributed with housing from Shaftesbury being relocated to Stalbridge. So rather than objecting to CP17 and plans for the town these comments are more of an objection to CP4.
15. Of the remaining objectors to the housing numbers proposed many considered them to be excessive and not required. However, one agent representing a major house builder with a particular interest in land to the east of Shaftesbury objected to CP17 because they want the figures increased. They suggest that post 2016 the figures

should be 450 rather than 350 and that this could be accommodated on the existing site by increasing densities and by developing land that has been previously allocated for other purposes.

16. Another individual raised amenity concerns about the post 2016 site identified to the south of Wincombe Business Park on the grounds of amenity.

## **Landscape**

### **Object**

17. Of the 12 comments on CP17 that identify landscape as an issue all but 2 are objections. Objections mainly relate to the location of proposed development and the impact it will have on the landscape character around the town, the views of the town and on the impact it will have on the AONB. Shaftesbury Town Council (DNP2537) and 6 other individuals are all concerned about the landscape impact in particular of development to the west of the A350.

18. Shaftesbury Civic Society (DNP4671) are also concerned that strategic views from the town and of the town from the surrounding countryside are not protected.

## **Recreation/leisure**

19. CP17 identifies a need for a community hall and suggests that this could be taken forward as a joint community hub with education facilities on land to the east of the town centre as part of a mixed use scheme. However, it also states that other approaches to the provision of these facilities may be considered if the preferred approach cannot be taken forward.

### **Support**

20. Shaftesbury Town Council (DNP2579) supports the provision of a community hub, but notes that it must compliment the existing infrastructure and not be divisive to the town as a whole. A second individual supports the idea of a community hall, but does not agree with it being sited on land to the east of the town as this is close to the recently refurbished youth club. Finally, the District Secretary of the North Dorset District Scout Council (DNP5718) is fully supportive of a new community hall and is keen to be involved in the design stage to ensure any accommodation meets the needs of local scouting groups. Importantly they offer to take on on-going management of any hall.

### **Object/Comment**

21. Those objecting or commenting on CP17 and its proposal for a community hub have all raised similar concerns. In general these are the impact any new hall or hub would have on the existing facilities in the town, whether a new hall is actually required, the location of a new hall and whether it should be a joint facility. Many objectors suggest that further consultation and a review of existing facilities are required before this proposal can be taken forward into a policy.

22. One objector is concerned that the existing sports facilities in the town will not be able to support the 750 homes that are currently under construction on land to the east of Shaftesbury.

## Resources

23. There were no objectors or supporters for CP17 but two specific bodies made some important comments.
24. Dorset County Council (DNP2143) identified the need to collect developer contributions to ensure the Household Recycling Centre in the town was able to meet the need of a growing population.
25. The second comment from the Environment Agency (DNP2538) suggested that reference needs to be made to the 'Groundwater Protection: Policy and Practice (GP3)' as much of the town was within a Groundwater Source Protection Zone.

## Transport

26. Transport is the most contentious issue identified by those people commenting on CP17 with 26 individual representations being received. These have been from both specific and general consultee raising issues such as traffic congestion, highway infrastructure, parking, public transport and walking/cycling in the town.

### ***Traffic congestion***

27. Those concerned about traffic congestion consider the proposed growth of Shaftesbury together with that of the neighbouring town of Gillingham will together have an unacceptable impact on the B3081 and the A350.

### ***Highway infrastructure***

#### **Support**

28. Shaftesbury Town Council (DNP2540) commenting on highway infrastructure plainly state that any proposed growth for the town must be accompanied by realistic plans to provide the necessary road infrastructure. They support (DNP2577) the proposal for a link road from the B3081 to the A30 and for Christy's Lane to become a street. They consider this infrastructure to be a priority together with the provision of an outer eastern by-pass. This view is supported by Shaftesbury & District Chamber of Commerce (DNP4544) and a small number of other individuals who actually object to the policy as the by-pass route is only protected and they would like to see this delivered.

#### **Object**

29. Others, notably the Cranborne Chase and West Wiltshire Downs AONB (DNP2906), object to the policy as it seeks to retain the route for the Shaftesbury Outer Eastern by-pass as this road, in their opinion, will have a detrimental impact on the landscape if it were to be delivered.

### ***Parking***

30. Eight individuals object to CP17 on the grounds that the proposed growth will exacerbate the existing parking problems in the town for local residents, employees and tourists. A number suggest that the policy needs to specifically address the existing problem.

### ***Public transport/model shift***



31. Significantly, the Highways Agency (DNP076) has no objection to the scale of development as long as it is provided with a certain amount of self-containment with a range of land uses being delivered within accessible locations. They suggest that the proposed housing to the east of Shaftesbury be well integrated by means of improvements to walking, cycling and public transport. They also suggest that improved public transport links to the town and surrounding settlements needs to be referenced in the policy.

### **Utilities**

32. All comments relating to utilities in Shaftesbury have been made by Wessex Water. For a number of the proposed development sites they offer specific information in terms of water supply and foul drainage requirements.

33. Land to the east of Shaftesbury (DNP1439 & DNP1440) - Wessex Water has agreed suitable foul drainage and water supply strategies for land east of Shaftesbury and the Mampitts Lane sites. Land at the extreme northern end of the allocated site known as the Hopkins land may, subject to an engineering appraisal, agree suitable points of connection to the water supply and foul sewers connecting to the development area to the south.

34. Land south of Wincombe Lane (DNP1441) - Wessex Water states that there is limited capacity within the foul sewers and water mains for this site.

35. Land west of A350 (DNP1442) - Wessex Water states that there is limited capacity within the foul sewers and water mains and that the site is remote from the public sewer and will need a long off site connecting sewer and maybe a pumped connection.

36. Land south of A30 (DNP1443) - Wessex Water state that subject to submission of flow calculations there is capacity within the foul and potable water systems to serve the proposed development. There is a water main which crosses the site which will require a 4m easement or subject to engineering agreement be considered for division. The nearest foul sewer is approximately 120m to the west of the site.

### **General comments**

37. Comments on CP17 could not always be related to a specific issue, but they are important and need to be considered.

### **Support**

38. In total 32 comments on CP17 supported the policies for the town. Those Parish Councils commenting agreed with CP17 and many other bodies and individuals were also supportive, but gave no further explanation as to the reason why.

39. One agent representing a major house builder was specific in their support of CP17. In particular they support the key spatial aspects of the strategy as set out in paragraph 2.8.62. They support the building out of the sites already allocated up to 2016 with more limited greenfield development post 2016. The land to the east of Shaftesbury has further potential to increase development if the approved master plan is re-examined as land previously allocated for other uses is available for housing. They support

paragraph 2.8.65 that post 2016 housing growth is within existing settlement boundaries. They support option 17(1)b as this area of town is least constrained and has already been acknowledged as suitable direction for the town to expand as development in this location would cause no material or visible harm to the AONB. It relates well to existing and proposed employment areas, is accessible to the town centre and would encourage non-car modes of travel in accordance with national and regional policy. Finally, they support option 17(2) a as an alternative location for the community hub.

### **Object**

40. Sixteen objections to the policy were made that did not relate to a specific issue. Most importantly is the objection by Shaftesbury Town Council (DNP2531) who are concerned about the priority given to Gillingham in the overall descriptive text relating to Shaftesbury and feel that this emphasis may prejudice the status of the town in District wide development due to the seemingly secondary role the town is expected to play.
41. One objection to the policy was by the above agent as in supporting Option 17(1)b they automatically objected to Option 17(1)a.
42. Other objections were general concerns about the town's character, the impact of Tesco and current local plan policies.

### **Comment**

43. General comments were limited to two individuals one asking the question who decided that the current development on land to the east of Shaftesbury did not warrant a by-pass and secondly one questioning the economic profile of the District.

### **Conclusion**

44. Overall from the 147 comments made in relation to CP17 for Shaftesbury there are no major issues or significant problems identified. Some people do not agree with the overall core strategy for growth, but it is reassuring that Shaftesbury Town Council and Shaftesbury & District Chamber of Commerce both, in general, support the overall strategy for the town. However, they also highlight a number of issues in relation to certain sites in terms of either capacity, land use mix or landscape impact but these concerns have also been raised by other individuals.
45. For the land to the west of A350 many, including the agent representing the landowner, identify landscape impact as a potential issue for any development on the site. To address this concern and to ensure the landscape character of the town is retained a further assessment of the landscape character is required.
46. South of the A30 CP17 proposes a 7 hectare site for employment uses. However, Shaftesbury Town Council and a number of other individuals all make the same suggestion that this site is large enough to accommodate a range of uses and that new community, social or educational facilities may be able to share the site. To consider this more mixed use of the site it may be appropriate to make the policy more flexible to meet the needs of the local community.
47. A third site that was identified by many, mainly due to its proposed allocation of housing, was the land to the east of Shaftesbury. A majority of people objecting to the policy did so because in their opinion Shaftesbury did not and could not accommodate any more growth. However, most of the land here has already received planning permission and is subject to a development brief. The small sites suggested to the north are a natural progression to the development. In fact the key developer on this site objected to CP17

on the grounds that housing figures for the site were not high enough. They suggest that by increasing densities in some areas and building on other areas previously allocated for other uses that housing numbers on the site could be increased. In reviewing overall housing figures for the town this is a proposition that needs to be considered.

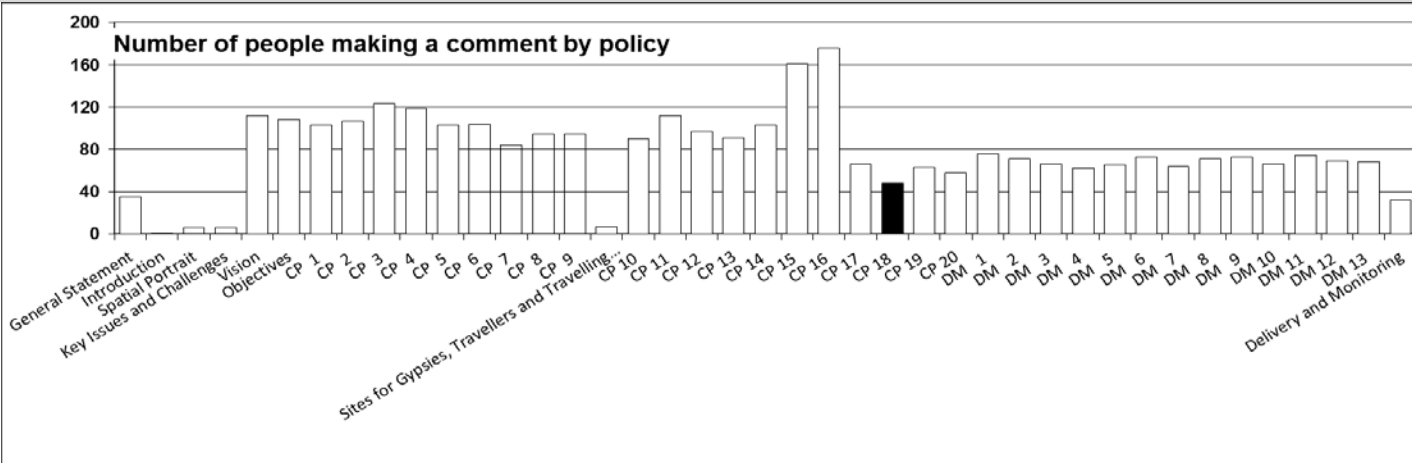
48. Importantly Shaftesbury Town Council and Shaftesbury & District Chamber of Commerce again both support the retail policy and the proposed expansion to the east of the town centre
49. Transport was a key concern for many when commenting on the growth of the town and the impact this would have on congestion. Combined with the proposed growth of Gillingham many local residents were concerned that the road infrastructure was not sufficient and considered the proposed link road from the B3081 to the A30 to be essential. Combined with the plan to make Christy's Lane a street many supported the idea of a by-pass and rather this being just a reserved route in the policy many wanted it delivered. The AONB do not agree.
50. The Highways Agency support CP17 in the fact that the policy seeks a range of land uses and suggests that an integrated transport strategy for walking, cycling and public transport is essential in the town and with the surrounding villages. This policy is promoted in CP11 and supported by CP13 in terms of green infrastructure.
51. Parking is seen as an existing problem in the town and many oppose any further growth as they consider that this will only exacerbate the problem. If parking is such an issue further research is required to evidence this and where necessary plans made to address the issue.
52. In terms of social infrastructure a number of people were concerned at the proposal for a new community hall in the town and the impact that this would have on the existing facilities. This concern was shared by Shaftesbury Town Council and they suggest that further consultation and assessment of existing facilities is undertaken before this policy can be taken forward. The offer of help in the design of any new hall to ensure that it meets the needs of local scouting groups and their offer to take on the on-going management of any hall is important to note.
53. Others were concerned that the proposed growth would lead to capacity issues at the existing health centre and in the local schools. With the changes to health care structure and the provision of education, reassurance of capacity needs to be sought.
54. Finally the comments made by Wessex Water in relation to infrastructure are important to taking forward a number of the sites but they do not result in any aspect of the policy needing to be reviewed.

### **Actions and amendments**

- |          |  |
|----------|--|
| CP17 (1) | Undertake a Landscape Impact Assessment of the proposed site for housing to the west of A350. (Landscape)  |
| CP17 (2) | Consider reviewing policy to allow more flexibility in terms of land uses on the site to the south of the A30. (Employment/Education)  |
| CP17 (3) | Review housing numbers in response to the developers' suggestion to increase housing density and developing land previously allocated for other purposes on land to the east of Shaftesbury. (Housing) |

- CP17 (4) Ensure LTP3 and IDP prioritise highway infrastructure in the town to enable growth. (Transport)
- CP17 (5) Review parking provision in the town and the possibility of a parking strategy. (Transport)
- CP17 (6) Undertake further consultation as to the demand for a new community hall and undertake a review of existing facilities. (Recreation/Leisure)
- CP17 (7) Seek assurance from health and education providers that schools and health facilities have the capacity to accommodate growth and identify where expansion is required. (Health/Education)
- CP17 (8) Note general comments raised by Wessex Water in relation to particular sites. (Utilities)
- CP17 (9) Include the point raised by Dorset County Council in relation to education and the role of Dorset Adult Learning in paragraph 2.8.78. (Recreation/Leisure)
- CP17 (10) Consider the EA suggestion that reference is made to the 'Groundwater Protection: Policy and Practice (GP3)' note as much of the town is within a Groundwater Source Protection Zone. (Resources)

**Number of people making a comment: 48**



**Specific consultees: 12**

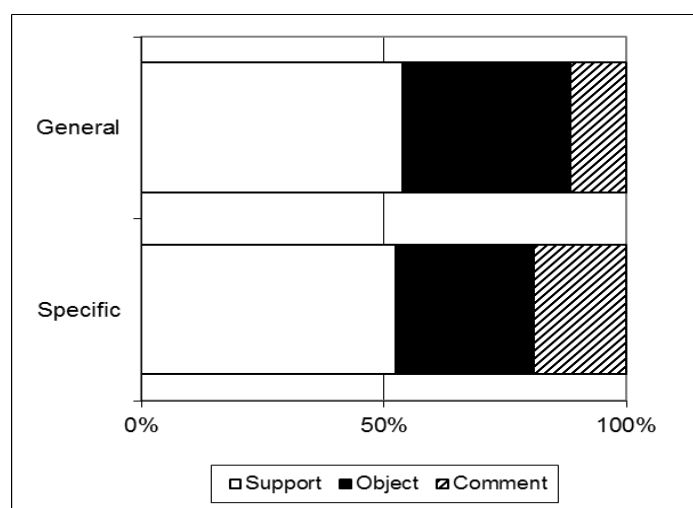
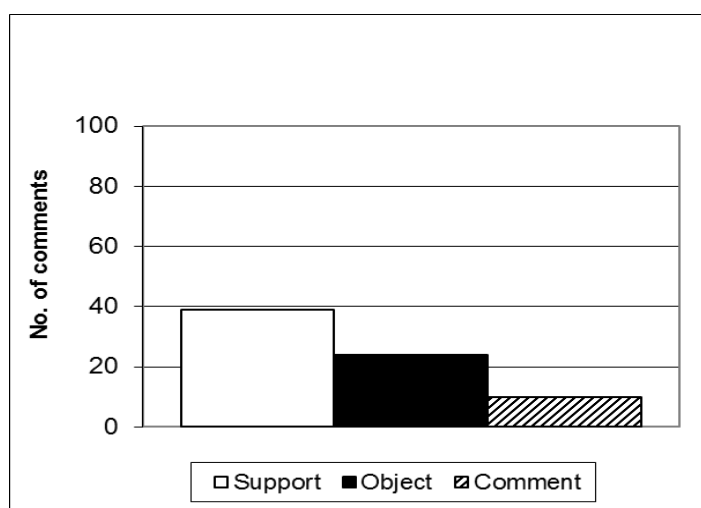
Child Okeford Parish Council, Durweston Parish Council, Environment Agency (EA), Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Natural England (NE), Shillingstone Parish Council, Stalbridge Town Council, Sturminster Newton Town Council, Wessex Water.

**General consultees: 36**

Key issues raised	Support	Object	Comment	Total
General Comments	23	7	1	31
Biodiversity, habitats and species	1	1	0	2
Economy	3	3	1	7
Education	0	3	0	3
Flooding	0	0	1	1
Housing	4	7	1	12
Recreation/leisure	3	1	3	7
Transport	4	2	1	7
Utilities	1	0	2	3
<b>Total</b>	<b>39</b>	<b>24</b>	<b>10</b>	<b>73</b>

**Breakdown of opinion**

**Who said what by percentage**



## **Biodiversity, habitats and species**

### **Support**

1. Natural England highlighted the potential impact of housing development on the Rooksmoor SAC but suggested that the proposed Green Infrastructure Strategy could help mitigate the impact of the 500 homes planned. They particularly highlighted the need to provide alternative open space to reduce recreational pressure on the SAC. There was also mention of the potential for increased traffic on the A357 which could have an impact on the Rooksmoor SAC. Natural England's suggestion was that the Green infrastructure needs to be produced to an agreed timetable
2. Natural England pointed out that the population of Great Crested Newts that use Butts Pond Nature Reserve will need to be moved.

### **Object**

3. Dorset Wildlife Trust also acknowledged the presence of Great Crested Newts and suggested that any plans will need to mitigate the impact on this population including consideration of the movement of wildlife between sites in the town and the wider countryside.

## **Economy**

### **Support**

4. SturQuest highlighted that opportunities exist for green and technology based industries within the town, for the relocation of businesses from the poor quality Butts Pond Industrial Estate and the redevelopment of the site.
5. One response suggested that the town would benefit from additional retail outlets and a petrol station to reduce leakage to other towns.

### **Object**

6. Sturminster Newton Town Council suggested that small scale start-up units should be provided in the Station Road area of the town.
7. SturQuest identified opportunities for improved retail in the town centre. Another respondent suggested that the town centre should also include employment uses.

### **Comment**

8. One suggestion was that the differing economic situation in North Dorset needs to be taken into account. The "high value economy" model does not necessarily apply as the District is far removed from research facilities that exist in Bournemouth. There is undeveloped employment land in Yeovil and Poole which is likely to be developed first. The suggestion was that locally specific policies need to be prepared to reflect this.

## **Education**

## Object

9. Sturminster Newton Town Council was concerned about the capacity of William Barnes Primary School. The school already uses temporary classrooms and causes traffic problems around drop-off and pick-up times. Relocating the school to the Honeymead end of town would alleviate both of these issues.
10. Stalbridge Town Council was concerned about the impact of growth in Sturminster and its surrounding villages on the town's high school. Their suggestion was that standards would fall as pupil numbers rise.
11. Another response suggested that the primary school should be relocated to the new housing site.

## Flooding

### Comment

12. The Environment Agency supports the proposed improvements to the Trailway but suggest that the reinstatement of the bridges across the rivers needs to ensure that flood risk is minimised and that wildlife is not adversely affected.

## Housing

### Support

13. Sturminster Newton Town Council supported the level of housing provision proposed but considers that housing post 2016 would result in estates disconnected from the town and all social activity.
14. There was support for the role of Sturminster Newton as an important market town in the settlement hierarchy. One response suggested that the level of infrastructure provision needs to be balanced against the level of housing provision and in line with its role within the hierarchy.

### Object

15. SturQuest supported the role of Sturminster Newton and the modest levels of growth associated with this. However, they consider that there may be a need for this to be looked at again with the level of growth possibly increasing to reflect the changing role of the town.
16. Several comments were opposed to further development outside of the existing settlement boundary. Regeneration of the existing town was seen as preferable.
17. There were 25 signatories to a petition objecting to further development at Northfields. One response suggested that development here would reduce the gap between Hinton St Mary and Sturminster; have a negative impact on Honeymead Lane which is already inadequate (as identified in the TDS); is remote from the town centre; would have a negative impact on the ditch at Green Lane; and would have a negative impact on the amenity of the existing residents of Northfields.

18. There was concern over the design of recent developments in the town centre and a suggestion that they have damaged the character of the town.
19. A suggestion from the landowner was that development to the north of the town should come forward early on in the plan period. The landowner also suggested that Sturminster Newton has the capacity to accommodate more than 500 dwellings.

**Comment**

20. There was a suggestion that the site at Elm Close should be phased as pre 2016 as there are no major infrastructure limitations and no landscape or environmental issues.

**Recreation/leisure**

**Support**

21. SturQuest pointed out the need to facilitate the provision of additional allotments and other cooperative growing space. They also suggested that the town's market heritage is an opportunity for local produce.
22. The expansion of the Trailway received support as did the provision of additional cycle and footpath routes. The links between the town centre and North Dorset Business Park using the Trailway also received support as did the provision of the missing link in the Jubilee Path.

**Object**

23. The Town Council objected to the policy as there was insufficient focus on provision of youth facilities.

**Comment**

24. The Town Council pointed out that they were providing extra allotments at the cemetery site and therefore the new allotments proposed for the Friars Moor site need to consider the most appropriate use – is there a need for general purpose allotments or allotments for fruit only? The need for a community fruit orchard was also highlighted by another individual.
25. SturQuest Open Spaces Group highlighted the threat that exists to the sensitive edge to the town (see TDS) and the Green Lane footpath.

**Transport**

**Support**

26. The Highways Agency had no objection to the scale of development in the town but suggested that accessible locations and a balance of land uses should be used.
27. The Town Council acknowledge that the dwelling numbers will give rise to traffic congestion at peak times and consider the housing numbers to be a maximum. They also highlighted the importance of public transport and the proposed links between North Dorset Business Park and the town centre suggesting that these need to be in



place as soon as possible.

### **Object**

28. Sturminster Town Council suggest that the increase in the number of dwellings in the town will require additional parking spaces to be provided in the town centre for both workers and shoppers. Another response suggested that there is a major issue with inadequate parking in the town and that provision should be increased to attract visitors.

29. The impact of development at the north of the town on Honeymead Lane was highlighted with the suggestion being that the road was already “overburdened”.

### **Comment**

30. Comments received suggested that there was a need to upgrade the roads in the area especially Durweston and Sturminster bridges and the need to by-pass the town centre.

## **Utilities**

### **Support**

31. SturQuest see the Olympics as an opportunity to bring high speed broadband to the area.

### **Comment**

32. Wessex Water pointed out that for all developments post-2016 in the town, significant water and foul sewer improvements will be required.

## **General comments**

### **Support**

33. Support was given to the policy by Child Okeford, Durweston, Fontmell Magna, Iwerne Courtney and Steepleton and Shillington parishes although they gave no explanation as to their support.

### **Object**

34. The Town Council highlight the significant number of self-employed people and small businesses in the rural area and suggest that a significant number of small units should be provided on North Dorset Business Park to accommodate these. One suggestion was that the proposals were too vague; another was that the proposals were repetitive.

## **Conclusion**

35. Several issues were raised in relation to the impact on internationally designated wildlife sites and species. These include the impact on Rooksmoor SAC and Great Crested Newts at Butts Pond from transport, recreational pressure and proximity of development

to Butts Pond. Their suggestion was that the proposed Green infrastructure Strategy needs to be produced to mitigate the impact of development, transport related measures need to be explored and the Great Crested Newts need to be relocated.

36. Opportunities to relocate some uses from Butts Pond Industrial Estate were mentioned along with the potential for small scale starter units on the site. There was also a suggestion that locally specific economic policies need to be developed to reflect the local situation rather than applying the “high value economy” approach appropriate to more urban areas.
37. Capacity at the two schools in the town was raised as an issue. It was suggested that relocating the primary school could alleviate some problems associated with it such as lack of space and traffic issues.
38. The proposed extension of the Trailway was supported although reinstatement of the bridge over the Stour needs to consider wildlife and flood risk. There was also support for additional cycling and walking links both within the town (e.g. the Jubilee Path) and the creation of links between North Dorset Business Park and the town centre.
39. The level of growth in the town broadly received support however there was concern that development to the north of the town was removed from the town centre. The suggestion was that the impact of development to the north needs to be looked into in more detail.
40. There was support for the provision of allotments and community orchards.
41. The lack of provision of youth facilities was raised as an issue.
42. There was recognition that the increase in the size of the town would result in an increase in traffic. In relation to this there were suggestions that public transport, footpath and cycle links need to be established including between the town and North Dorset Business Park, additional parking spaces need to be provided within the town, measures should be put in place to relieve pressure on Honeymead Lane and Town Bridge and Durweston Bridge need to be investigated.
43. The water and sewerage provision within the town was raised as an issue.
44. The lack of fast broadband was an issue that was raised and the Olympics was seen as an opportunity to improve this.

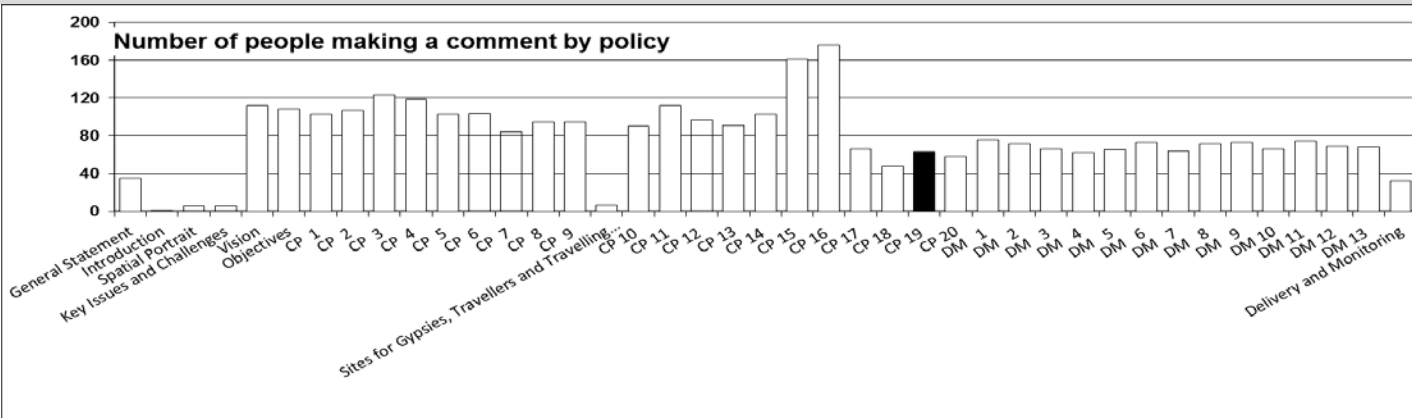
### **Actions and amendments**

- CP18 (1) Look in detail at the impact of proposals on habitats and wildlife to ensure that any impacts are avoided or mitigated.
- CP18 (2) Timetable in the Green Infrastructure Strategy to enable the green infrastructure to be delivered in a coordinated and strategic way to help mitigate the impacts of development.
- CP18 (3) Review the role of Butts Pond Industrial Estate to improve amenity for local residents and other town centre users and to provide start-up units for small businesses.
- CP18 (4) Investigate issues around schooling in the town including any capacity issues.

- CP18 (5) Consult in detail the Environment Agency about flooding and wildlife impacts of extending the Trailway across the River Stour.
- CP18 (6) Look at the linkages between the town centre and any development on the periphery of the town to ensure that these locations are part of the town and not remote from town life.
- CP18 (7) Investigate the potential for space for the provision of youth facilities within the town.
- CP18 (8) Consider the traffic impacts of the proposed levels of growth including looking into parking in the town centre, links between parts of the town and North Dorset Business Park and on the wider road network.
- CP18 (9) Look into the provision of broadband and the capacity of sewerage and water infrastructure within the town.

# CP 19 Stalbridge and the Larger Villages

Number of people making a comment: 63



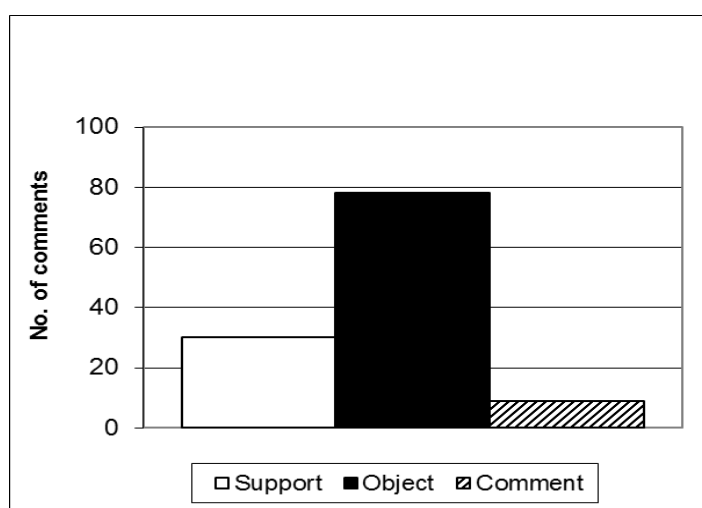
## Specific consultees: 13

Bourton Parish Council, Child Okeford Parish Council, Durweston Parish Council, Environment Agency, Fontmell Magna Parish Council, Hazelbury Bryan Parish Council, Henstridge Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Shillingstone Parish Council, Stalbridge Town Council, Wessex Water

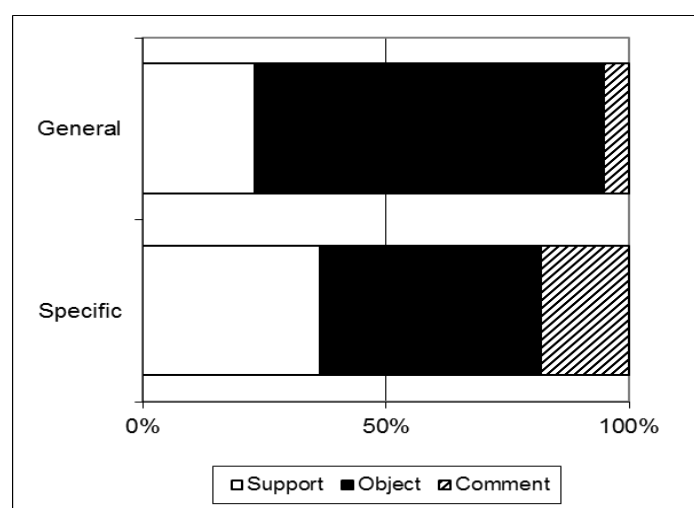
## General consultees: 50

Key issues raised	Support	Object	Comment	Total
General Comments	24	17	4	45
Affordable housing	0	1	0	1
Biodiversity, habitats and species	0	1	0	1
Economy	2	8	0	10
Education	0	6	0	6
Flooding	0	3	1	4
Health	0	3	0	3
Housing	3	12	2	17
Landscape	0	6	0	6
Recreation/leisure	0	1	0	1
Resources	0	1	0	1
Transport	1	17	1	19
Utilities	0	2	1	3
<b>Total</b>	<b>30</b>	<b>78</b>	<b>9</b>	<b>117</b>

## Breakdown of opinion



## Who said what by percentage



## Bourton

### Object

1. There were no specific objections to identifying Bourton as a village suitable for growth.

### Support

2. Bourton Parish Council agree with CP19 but believe Bourton is one of the villages that could accommodate growth within its existing settlement boundaries as this would protect open spaces and enhance the amenity of the area.

## Child Okeford

### Object

3. Economy - Child Okeford Parish Council object to CP19 as they consider that there is little employment in the villages and that this is unlikely to be rectified. The strategy for the smaller villages does not include the provision of employment in the Policy C settlements even though this is a "Government" requirement for Policy C status.
4. Resources - Child Okeford Parish Council object to CP19 and changes to settlement boundaries. They are of the opinion that settlement boundaries need to be revised in consultation with local land owners and communities. Arbitrary changes could be detrimental to local farmers and agriculture.
5. Transport - Child Okeford Parish Council object to CP19 as in their view reducing the need to travel can only be achieved by siting development close to services and employment. Some Policy C settlements are not on main roads and public transport is not commercially viable in these areas. Further development would overburden existing schemes. One individual also had similar concerns and was of the opinion that any further growth in Child Okeford would result in road safety issues in the village. Another concerned resident had particular concerns about traffic and one particular SHLAA site.
6. Health – One individual is concerned that any further growth in Child Okeford would impact on what is already an oversubscribed doctor's surgery.

### Support

7. No general views of support for identifying Child Okeford as a village suitable for growth were received.

### Comment

8. Child Okeford Parish Council are concerned that the map showing proximity to services in North Dorset (Page 18 Figure 1.2.7) doesn't show capacity of the services nor any detail of the proximity of Development Policy C Settlements to these services.

## Hazelbury Bryan

### Object

9. Hazelbury Bryan Parish Council object to CP19 for the following reasons:
10. Housing – Their opinion is that the community does not wish Hazelbury Bryan to be categorised as a larger village as people would prefer to remain as a cluster of hamlets.

11. Transport - The local road system is not adequate to cope with additional development.

### **Support**

12. Three individuals support development in Hazelbury Bryan. One considers the village to be ripe for development as there is currently no particular structure to the layout. A second feels that the village could benefit from more housing and possibly a shop and this is also supported by the third individual who feels that Hazelbury Bryan is not a very attractive village and that it could benefit from additional houses and a shop.

13. One agent representing a site in the village endorsed the general approach of making land allocations for housing and employment in the villages through a separate DPD.

## **Motcombe**

### **Object**

14. There were 25 separate objections to CP19 in relation to the village of Motcombe. They can be categorised into a number of key issues as follows:

15. Affordable housing – The view of one individual is that there is sufficient affordable housing in the village and no more is required.

16. Economy – Three people say that as there are no employment opportunities in Motcombe and that any further growth would lead to commuting which goes against the sustainability agenda. There were also concerns about the capacity of the shop in the village to support growth.

17. Education – Two residents raised concerns about the capacity of the school to accommodate growth. One was particularly concerned about additional children leading to extra traffic at the school gate. However, they did say that a safe walking or cycling route to and from the school could solve this.

18. Flooding – Two individuals raised concern in relation to drainage and the capacity of the existing system in the village to accommodate growth.

19. Health - One individual felt that Motcombe had grown too much, similarly Gillingham and Shaftesbury, with little or no investment in medical services or sports facilities to enable a healthy lifestyle.

20. Housing – Four comments related to the scale of recent development in the village and that Motcombe did not need further growth. One suggested that future growth if any should be restricted to infill within the existing settlement boundary whilst a second was of the view that if Motcombe was allowed to grow any larger that the essential cohesion of the village would breakdown.

21. Landscape – One individual is concerned that any greenfield development at Motcombe would result in a sprawling urbanisation of the countryside that would negatively impact on the quality of life of existing residents.

22. Recreation – One individual felt that leisure facilities would require significant improvement to cope with more housing in Motcombe.

23. Transport – In total there were seven comments in relation to transport and proposed growth in Motcombe. Two referred to highway infrastructure and the fact that any proposed development in Motcombe would have a negative effect on the transport infrastructure. They suggested that the Street, the main road through the village, and Shorts Green Lane would need to be upgraded with footpaths and street lighting. Others were more concerned about proposed growth leading to traffic congestion in the village.

24. Utilities – Two individuals cited concerns about the capacity of the sewerage system, especially in Shorts Green Lane.

### Support

25. One individual supports a small number of houses being built in Motcombe.

## Stalbridge

### Object

26. Housing – Stalbridge Town Council object to CP19 and would like to see greater clarity in the number of houses required in terms of those built and those with permission and are concerned that infill growth in the town will result in the loss of green spaces.
27. Education - Stalbridge Town Council object to CP19 and believe that further consideration needs to be given to the school and recreational facilities in the town. One individual also raised a similar concern in relation to the school.
28. Transport – Two individuals suggest that under grey infrastructure that a positive statement on how heavy traffic through Stalbridge could be reduced needs to be included along with traffic calming measures. Traffic is obviously an issue for residents in Stalbridge as summarised by one individual who is of the opinion that the proposed growth of Stalbridge will increase the traffic problem and that this could result in a serious accident.

### Support

29. Transport - One part of the policy that Stalbridge Town Council agrees with is the policy to improve road safety and reduce the environmental impact of traffic in the town and villages particularly on main roads. One individual agrees, but questions how this can be achieved without incurring significant costs.

## Winterborne Stickland

### Object

30. In total there were twelve objections raised in relation to proposed growth in the village of Winterborne Stickland. Those of a more general nature were concerned that any proposal to develop the village would be contrary to the Winterborne Stickland Village Design Statement. For one SHLAA site in particular concern was raised that development would detract from the local character; undoubtedly cause river pollution; river flooding; and, increase traffic on a narrow road and could be a subsequent risk to children and walkers. For another site adjacent to the school a concerned resident felt that growth here would be over development.
31. Additional comments can be grouped into the following main issues:
32. Biodiversity, habitats and species – Concern was raised as the suitability of one SHLAA site in particular and if developed the likely impact it would have on wildlife (water voles, kingfishers, little egrets, kestrels, mallard, moorhen and heron).
33. Economy – One individual objects to growth in Winterborne Stickland as there are insufficient jobs in the locality and that this will result in the village developing into a dormitory settlement.
34. Education – Two individuals are concerned about the capacity of the school to accommodate growth.
35. Flooding – One individual noted that the highway edge and river bank had recently been rebuilt and suggested that increased traffic as a result of development could

result in the degradation of the river bank again.

36. Health – One resident was concerned that the village was listed as having a doctors surgery but in fact the surgery had not visited the village for approximately 18 months.

37. Transport – Two comments in relation to road safety highlighted the fact that there are no footpaths along many of the roads in the village.

### **Support**

38. One individual supports development in Winterborne Stickland but has severe reservations over development land allocations.

## **Economy**

### **Object**

39. The adjoining parish of Henstridge are concerned about the number of houses proposed for Stalbridge and that this is not reflected in the provision of employment, either industrial or otherwise, in the local area.

40. A second individual raised concern about the wording of the policy and suggested that it is reviewed to reflect Core Policy 6 which recognises that an Employment Land Review might justify development other for employment uses on sites currently designated for employment use in the Local Plan.

41. A third objector said that the policy was unclear as what 'comparison shopping development' is and who decides what is the right 'type and scale' to supports the role and function of Stalbridge.

## **Flooding**

### **Comment**

42. The Environment Agency advise that additional text is required at the end of paragraph 2.8.120 stating that when identifying sites the sequential test will need to be followed and for some sites that are over 1 hectare in area or if there are known flooding issues on the site a Level 2 SFRA will need to be carried out.

## **Housing**

### **Object**

43. Objections are limited to those who support additional development on greenfield sites in the larger villages to those that are concerned about the loss of agricultural land.

## **Landscape**

### **Object**

44. All objections to CP19 on the grounds of landscape share a similar concern. They feel that the greenfield sites around villages add to the wellbeing of residents so they should be protected or they feel that building on farmland would harm the natural



beauty of the area and the rural landscape.

## Transport

### Support

45. The Highways Agency although concerned that growth in these locations could encourage traffic onto the strategic road network they support the policy as it sets out improved public transport between villages and the main towns as a priority.

### Object

46. General objections on the grounds of transport are limited to an example of where DCC are not listening to the concerns of the parish and that any further growth would exacerbate the problem to one individual who feels that the level of car ownership in rural villages would mean that development will increase traffic along the narrow roads. In their opinion it is unlikely that public transport will be upgraded to a standard that would allow people to rely on the service on a day-to-day basis or frequently enough to enable travel to and from work therefore suggests that we should not plan for growth in the villages.

### Comment

47. It was agreed that the adjoining parish of Henstridge are a statutory consultee on any applications which would potentially increase traffic flow on the A357 through the village.

## Utilities

### Comment

48. Wessex Water considers that local minor improvements will be required for any moderate greenfield development in the larger villages. They also informed the Council that the villages of Winterborne Kingston, Stickland and Whitechurch were served by private foul systems.

## General comments

### Support

49. Durweston, Fontmell Magna, Iwerne Courtney and Steepleton, Iwerne Minster and Shillingstone Parish Councils all support CP19 but gave no reason for their support and so did 9 individuals. Of those commenting on their reason for support, 2 suggested that growth be restricted to infilling within existing settlement boundaries and one group just said that development should be consistent with local parish plans. One agent supports the definition of Pimperne as a centre for growth and supports the need to review its settlement boundary.

50. CPRE North Dorset support the principle of growth in the larger villages but consider 60 more houses per settlement is too high. They suggest that settlement boundaries are maintained and not altered without adequate justification and consultation.

### Object

51. There were a number of general objections to CP19 ranging from concerns over village facilities to only meeting local needs for housing growth. Four people objected to CP19 but gave no explanation. One individual disagreed with Stalbridge, a town with a population of over 3000, being categorised with 18 other villages some of which have populations less than 600 and criticised the Core Strategy for not stating

the exact number of houses proposed for each village.

52. Three other objections by one agent go one step further and suggest that the percentage of housing in policies 15, 16, 17 and 18 should be reassessed and redistributed to Stalbridge.
53. One individual suggests that CP19 should allow for changing circumstances of services opening and closing and how that affects the settlement's sustainability ranking.

### **Comment**

54. One individual considers the challenge in North Dorset is to deliver growth that does not harm key environmental features; to encourage high quality design that respects the environment; and to safeguard amenity. They are of the opinion that employment studies suggesting a shift to high value economic activity do not take into account the recent economic downturn and do not realise that North Dorset is some distance from research facilities in Bournemouth and Poole. Poole and Yeovil have industrial land that is undeveloped and North Dorset's different economic profile should be taken into account in Core Strategy policies.
55. Another individual is concerned that many villages may appear to have facilities but underneath the surface they are not very healthy. For example Post Offices are under threat and other facilities depend on volunteers and premises being available.

### **Conclusion**

56. There were many objections to CP19 and not all are related to the policy. For a large number of residents their concerns were associated with the suitability of individual settlements, and in some cases specific SHLAA sites, to accommodate growth rather than on the policy itself. This is particularly true for the villages of Child Okeford, Hazelbury Bryan, Motcombe, Stalbridge and Winterborne Stickland where concerns raised were related to specific issues such as health provision or school capacity. The identification of the larger settlements and their access to services and facilities is discussed in CP3 and housing numbers and their distribution are outlined in CP4.
57. CP19 focuses on meeting housing and employment needs and retail provision in Stalbridge and Marnhull and their grey, social and green infrastructure in general terms. In particular CP19 proposes that new housing growth be met through infilling and redevelopment within defined settlement boundaries and the development of additional sites through a Site Allocations DPD. From the comments received infilling and redevelopment within settlement boundaries appears to be supported, although CPRE suggest that these are not altered without adequate justification and consultation. However, the allocation of new sites on the edge of settlements is more controversial with landscape impact and loss of agricultural land often quoted as concerns.
58. CP19 proposes that employment needs in Stalbridge and the larger villages be met through the development of vacant sites and redevelopment of occupied sites on existing industrial estates, the retention of existing employment sites and the development of additional employment sites through a Site Allocations DPD. There were no objections to this principle although the neighbouring parish of Henstridge raised concern about the number of houses proposed in Stalbridge and the lack of provision of employment land in the local area.
59. There were no objections to the proposal to permit new convenience and comparison shopping development in Stalbridge or the policy to retain and enhance the facilities in Marnhull. Although some individuals quoted lack of services as reasons why their particular settlement should or should not have any proposed growth. Again this is an area where the actions of CP3 need to be assessed.

60. In terms of grey, social and green infrastructure the key area of concern for many commenting on CP19 was in relation to transport. Whether specific to individual settlements or more general in nature, objections to CP19 ranged from inadequate local roads to accommodate growth to safety concerns about footpaths or the lack of them in the rural areas. In Stalbridge residents were concerned about the level and scale of traffic through the town. CP19 seeks to address this issue with measures to improve road safety and reduce environmental impact although it does not prescribe specific measures for individual towns.

### **Actions and amendments**

Many of the points raised in CP19 are addressed in CP3 and its related actions. In summary they are:

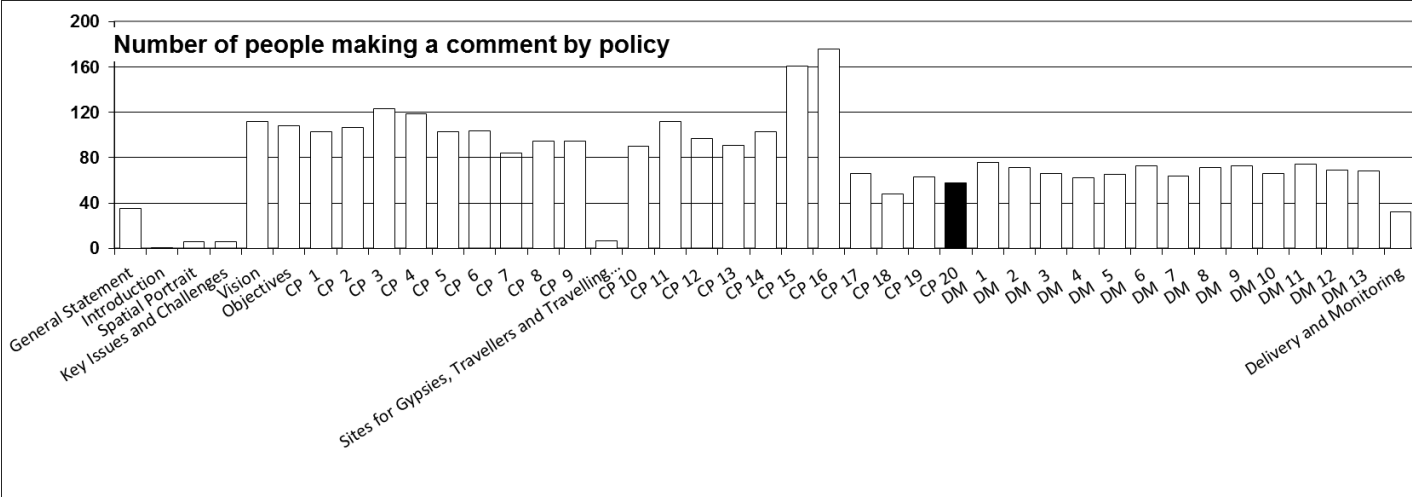
- CP3(1) Under take a review of the evidence base for the assessment of settlements.
- CP3(2) Consider alternative options for identifying those villages most suitable for growth.
- CP3(3) Explore alternative options for allowing greater choice in the smaller villages and countryside.
- CP3(4) Consider the future role of settlement boundaries in terms of policy.

For CP19 the only action may be to:

- CP19(1) Investigate options for considering the needs of individual settlements.

# CP 20 The Countryside (including Smaller Villages)

Number of people making a comment: 58



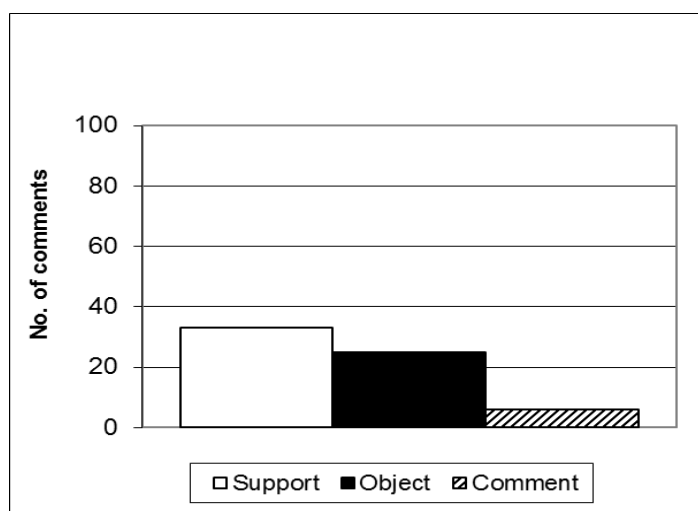
## Specific consultees: 11

Child Okeford Parish Council, Durweston Parish Council, Fontmell Magna Parish Council, Highways Agency (HA), Iwerne Courtney and Steepleton Group Parish Council, Iwerne Minster Parish Council, Lydlinch Parish Council, Natural England, Shillingstone Parish Council, Stalbridge Town Council, Woolland Parish Meeting.

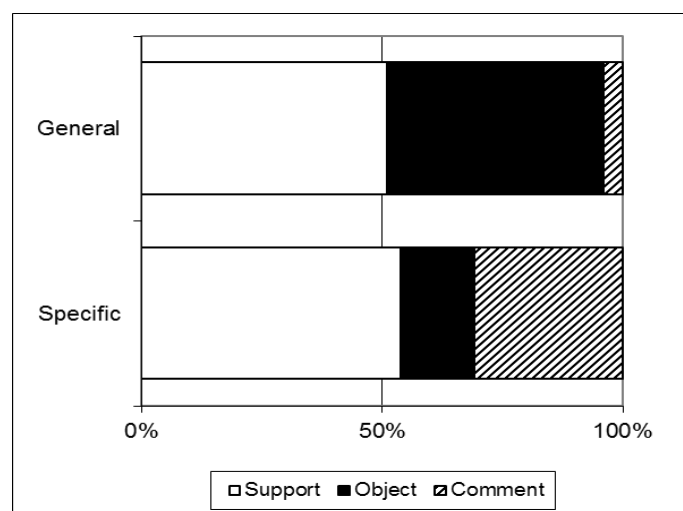
## General consultees: 47

Key issues raised	Support	Object	Comment	Total
General Comments	31	16	2	49
Biodiversity, habitats and species	0	0	1	1
Delivery	0	0	1	1
Economy	0	3	0	3
Education	0	1	0	1
Housing	2	3	1	6
Transport	0	2	1	3
<b>Total</b>	<b>33</b>	<b>25</b>	<b>6</b>	<b>64</b>

## Breakdown of opinion



## Who said what by percentage



## Affordable housing

**Support**

1. One individual supports CP20 but requests that housing and in particular affordable housing is included in the definition of appropriate types of development.

## Biodiversity, habitats and species

**Comment**

2. Natural England (NE) considers development in the wider countryside to be a good opportunity to incorporate biodiversity enhancements in line with Draft Core Policy 14. NE recommends that CP20 is cross referenced with CP14 and that the provision of bat and bird boxes is encouraged through policy.

## Delivery

**Comment**

3. NE suggest that the test of overriding need referred to in paragraph 2.8.134 and the policy itself needs to be finalised within an agreed timescale.

## Economy

**Object**

4. Two objections to CP20 relate to camping and caravanning tourism. They consider camping and caravanning tourism, by its very nature, needs to be located in the countryside and propose that any proposal for caravan and camping that does not cause material harm to the countryside should be allowed.

## Housing

**Support**

5. One individual supports CP20 but would like flexibility for small villages.

**Object**

6. Child Okeford Parish Council is of the opinion that removing settlement boundaries for smaller settlements would kill these settlements and that to blanket all smaller settlements with countryside policy of restraint without asking their opinion would be unconstitutional and bureaucratic.

**Comment**

7. Lydlinch Parish Council pose the question 'Are restrictions on development likely to be a) sufficient and b) enforceable?' They consider the full support of the Planning Inspectorate to be essential to enforce this policy.

## Transport

### Object

8. Child Okeford Parish Council questions CP20 because if it is trying to limit car use from the smaller villages they are of the opinion that it will not work as housing proposed for larger villages will result in greater car use due to lack of facilities.

### Comment

9. The Highways Agency (HA) make the comment that significant development in the countryside is not supported as it would not be sustainable in transport terms.

## General comments

### Support

10. The parishes of Durweston, Fontmell Magna, Iwerne Courtney and Stepleton, Iwerne Minster, Shillingstone, Stalbridge and Woolland all support CP20. The CPRE also supports the policy of restraint in the countryside but is of the opinion that small villages are very sensitive and that their settlement boundaries should be retained, even though there is to be a strong presumption against development. This is supported by a second individual. They also suggest that proposals for the reuse of farmyards must ensure that any alternative uses are appropriate. The Cranborne Chase and West Wiltshire Downs AONB supports the philosophy of identifying those developments where there is an overriding need to be located in the countryside.
11. Others suggest that development in the villages should be consistent with local parish plans and 20 individuals support CP20 but gave no further explanations as to the reason why, but someone has suggested a green belt around Pimperne.

### Object

12. One individual is happy with the policy and the types of development listed with Development Management Policies, but objects to the policy of 'overriding need' to justify development in the countryside. In their opinion there should be no further building of any sort in the smaller villages or countryside and that retrospective planning permission should not be allowed.
13. A second individual objects to CP20 for opposing reasons. They suggest that CP20 needs to reflect the development needs of the smaller settlements on the basis that they serve a local community. A third individual supports this view and describes smaller villages as important satellites to the market towns where growth should not be restricted.
14. Transition Town Shaftesbury objects to the countryside strategy of restraint and suggests that we should proactively plan for farming and forestry in the District.
15. Eighteen comments in general objected to CP20 but either failed to give any further explanation as to why, made site specific references or referred to facilities in a particular village.

### Comment

16. One general comment from an individual is that the challenge in North Dorset is to deliver growth that does not harm key environmental features; to encourage high quality design that respects the environment; and to safeguard amenity. They raise the point that employment studies suggesting shift to high value economic activity do not take account of recent economic downturn and they do not realise that North

Dorset is some distance from research facilities in Bournemouth and Poole. Also Poole and Yeovil have industrial land that undeveloped. They suggest that North Dorset's different economic profile should be taken into account in Core Strategy policies.

17. On the other hand one individual suggests that development should be allowed with no limitations.

## **Conclusion**

18. Over half of the comments made on CP20 are supportive of the countryside policy of restraint with rural exceptions being guided by Development Management Policies. One or two individuals made suggestions that are already incorporated into other policies (affordable housing and the economy), but in general there are no major objections to the policy from either specific or general consultee. Natural England suggest that the countryside policy is cross referenced with CP14: Environment.

19. A small number of individuals object to CP20 and would prefer greater choice for smaller settlements.

## **Actions and amendments**

CP20(1) Consider the suggestion by NE that CP20 is crossed referenced with CP14.

CP20(2) Investigate how greater choice could be given to local communities.