



# Parish Council Engagement Consultation Summary

DORSET LOCAL PLAN SETTLEMENT HIERARCHY

FEBRUARY 2020

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## 1. The Proposed Approach

1.1 The Council put forward an approach whereby villages meeting the following criteria would be included in the settlement hierarchy:

- 500+ population
- 3 or more facilities from the list: school, shop, meeting place e.g. village hall, employment space, children's play area or recreation ground, doctor's surgery
- With 30 minutes by public transport or 15 minutes by car of nearby towns

1.2 Parish Councils have been asked the following questions regarding the proposed approach:

1. *The preferred approach to selecting villages for inclusion in the settlement hierarchy is to look at including all settlements of about 500 population and over and then to consider the level of provision of facilities and journey time to nearby towns. Do you agree with this approach?*
2. *What other factors if any do you think should be taken into account?*
3. *The assessment of facilities used in the village facilities analysis is based on having at least three of the following important facilities. Do you have any comments on this approach?*
  - *School*
  - *Shop*
  - *Meeting place e.g. village hall*
  - *Employment space*
  - *Children's play area or recreation ground,*
  - *Doctor's surgery*
  - *Other*
4. *Acceptable journey time to nearby towns is considered to be up to 30 minutes by public transport or up to 15 minutes by car. Do you agree with this approach?*
5. *If your community wanted housing and other developments, which route do you think may help you to achieve your community's aspirations? Select as many as appropriate:*
  - *Neighbourhood Development Plans*
  - *Community Land Trust*
  - *Rural Exception Site*
  - *Other*

1.3 26 Parish Councils submitted responses to the questions. Table 1.1 shows a list of the responders.

Table 1.1: List of responders.

Alderholt Parish Council	Kimmeridge Parish Meeting
Broadmayne Parish Council	Langton Matravers Parish Council
Buckhorn Weston & Kington Magna Parish Council	Leigh Parish Council
Burton Bradstock Parish Council	Litton Cheney Parish Council
Charlton Marshall Parish Council	Loders Parish Council
Charminster Parish Council	Lytchett Matravers Parish Council
Charmouth Parish Council	Margaret Marsh Parish Council
Chesil Bank Group Parish Council	Moreton Parish Council
Child Okeford Parish Council	Stinsford Parish Council
Corfe Castle Parish Council	Stours Parish Council
Cranborne & Edmondsham Parish Council	Sturminster Marshall Parish Council
Fontmell Magna Parish Council	Toller Porcorum Parish Council
Holwell Parish Council	Winterborne St. Martin Parish Council

1.4 The following sections show a summary and analysis of the responses received with regard to each question, and a concluding section at the end of each statement to show how this will be reflected in the creation of the third tier of the settlement hierarchy.

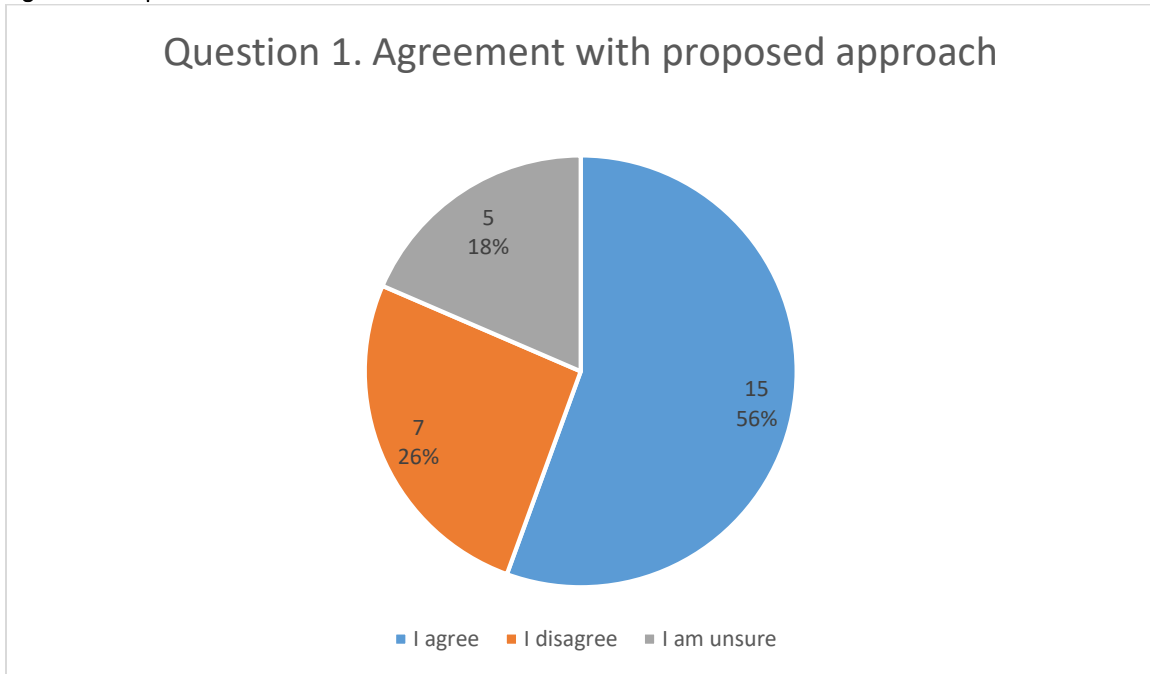
## 2. Responses to Question 1

**2.1** *The preferred approach to selecting villages for inclusion in the settlement hierarchy is to look at including all settlements of about 500 population and over and then to consider the level of provision of facilities and journey time to nearby towns. Do you agree with this approach?*

### Q1 Analysis

2.2 Figure 2.1 shows a majority agreement with the proposed approach (15 responses), with 7 in disagreement, and 5 remaining unsure.

Figure 2.1: Responses to Question 1.



2.3 Among those comments in disagreement or unsure about the proposed approach 7 responses highlighted that the 500+ population criteria is too restrictive, with a further 3 indicating that all towns and villages should have the opportunity for development.

2.4 4 responses wanted to see the criteria for facilities refined, with 2 responses asking for a hierarchy of facilities. 3 responses stated a need to provide facilities upfront to housing development.

2.5 3 responses stated that the approach should better reflect the communities' wishes in relation to development.

2.6 Table 2.1 shows a list of general comments received in relation to the proposed approach.

Table 2.1: Count of comments on the proposed approach

Comments on approach	Count
500+ is restrictive on smaller villages	7
Refine criteria for facilities/importance	4
Development could happen in villages if there is a wish for it from the community	3
Create new facilities first	3
Development should be allowed to all towns and villages	3
Development of Tier 1 & 2 is right approach	2
Give consideration to different types/sizes/tenures of dwelling	2
The approach needs further clarification	2
Hierarchy of facilities	2
Will settlement boundaries be redrawn?	1
Give consideration to Garden Villages	1
Major housing development within AONBs would stretch concept of sustainability	1
Major housing in AONBs would have significant landscape impact	1
500+ figure is arbitrary	1
Numbers first approach is loaded	1
Wrong to place development where no public transport	1
Wrong to place development where no local services	1
Highways and Infrastructure - strategy/upgrades	1
The approach is narrow and unbalanced	1
Housing quota should be relational to the number of dwellings in the village	1
Need for affordable housing for key (care) workers	1
New builds should have renewable energy/be energy efficient	1
Better public transport for rural areas	1
Lack of facilities doesn't mean villages shouldn't grow	1
The approach should take in account four facilities not three	1
Public transport (currently inadequate) should not be a criteria	1
The stated 1,800 housing numbers target requires clarification and challenge where appropriate	1
The Dorset Local Plan should not be seen primarily as a housing delivery strategy	1

## Q1 Conclusions

2.7 There was broad agreement from parish councils for the approach for identifying settlements for inclusion within the settlement hierarchy. The main concerns raised related to the arbitrary cut-off of 500+ population and the fact that other village communities may also wish to have some growth.

2.8 However as explained in the presentation, the approach suggested would use the 500+ population as the starting point for assessing villages with the facilities in the village then give consideration. The approach would also not prevent communities from an appropriate level of growth to meet their local needs. Opportunities to meet local

aspirations would include the production of a neighbourhood plan, the formation of a community land trust or an exception site for 100% affordable housing.

### 3. Responses to Question 2

#### 3.1 *What other factors if any do you think should be taken into account?*

##### Q2 Analysis

3.2 Responses outlined a broad range of potential further factors to be taken into account in the formation of the settlement hierarchy. Table 3.1 shows all submitted suggestions with a count of those suggestions received.

3.3 Chief among the suggestions were consideration of highways infrastructure, quality and safety around villages (9 comments), and the potential for the expansion of existing facilities help accommodate housing development (7 comments). Assessment of the capacity of existing schools also featured highly (5 comments), as well as the frequency of public transport (4 comments).

Table 3.1: Further factors from responses

Q2 - Further Factors					
	Count		Count		Count
Highway infrastructure quality/safety/capacity	9	Power	1	Technological advances (VR, automation, robots)	1
Potential for expansion of facilities	7	Water	1	Mobility	1
Capacity of facilities (schools, doctors etc.)	5	Sewerage	1	Access to university	1
Frequency of public transport	4	Broadband	1	Lifelong learning	1
Access to public transport	3	Phone signal	1	West Dorset District Council's Rural Functionality Study	1
Level of affordable housing need	3	Childcare	1	Principle Residence Requirement	1
Hierarchy of facilities	2	Infill potential	1	Second homes	1
The wishes of individuals and communities	2	Retain village identity (preserve from urban sprawl)	1	National park	1
Roads	1	Pedestrian accessibility	1	Dorset Council Budget	1
Cycle ways	1	Unoccupied housing	1	Sustainability	1
Walking routes	1	Demographic groups in areas	1	Potential for employment growth	1
Pinch points	1	Growing online economy - employment and shopping	1	New town	1
Cross boundary impact	1	Journey times are effected by season	1	Types of school	1
Impact on local facilities	1	Access to hospital (less than an hour)	1		
Impact on local employment	1	Access to dentist	1		



## Q2 Conclusions

3.4 The main factors that Parish Councils considered should be included in the approach were in relation to the capacity, quality and safety of the highway infrastructure around villages. Also of significant concern were the capacity of facilities and their potential for expansion, along with the frequency and access to public transport.

3.5 The 'capacity', 'quality' and 'safety' of highways infrastructure would be difficult to measure for inclusion in the approach, however it may be possible to look into the proximity of settlements to nearby 'A' roads, which would also be more likely to have capacity and potentially have better public transport linkages. It may be that such settlements would already be included due to being within the stated journey times.

3.6 The capacity of existing facilities and their potential expansion would be difficult to measure and scope at such a local scale. The approach takes into account journey times to main towns so as to ensure development within third tier settlements would have suitable access to all required facilities. Development within third tier settlements would secure financial contributions which could be used towards the enhancement or additional provision of facilities in those areas.

3.7 It is acknowledged that the frequency of public transport is a key concern for much of rural Dorset. The accessibility data built into the assessment of villages will be updated to reflect this point looking at the availability of public transport at the morning peak time.

## 4. Responses to Question 3

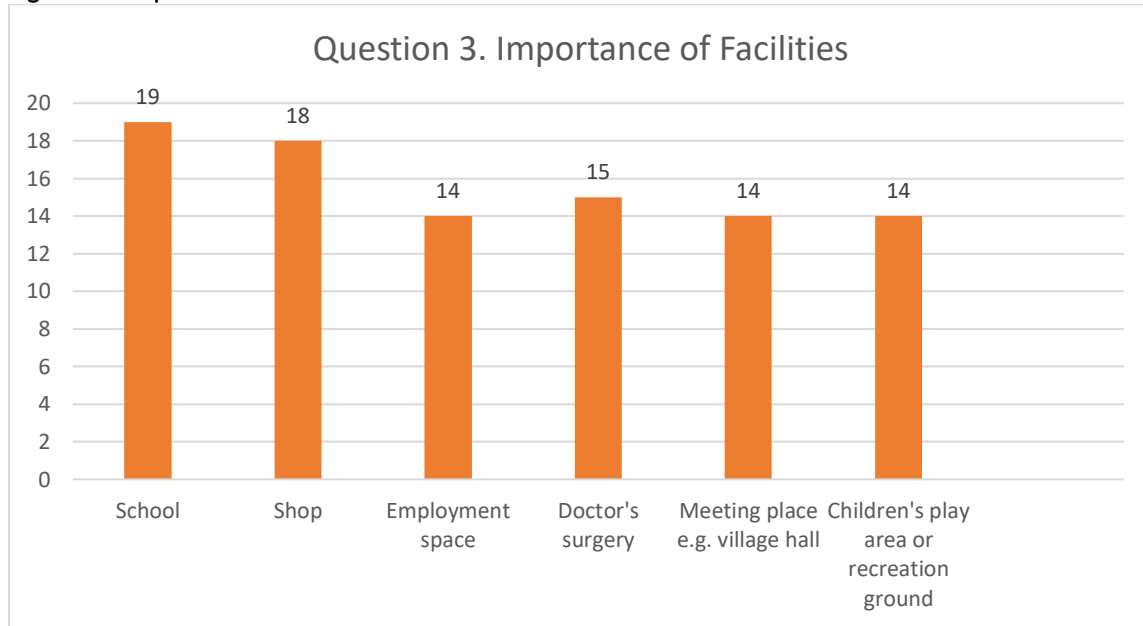
**4.1 *The assessment of facilities used in the village facilities analysis is based on having at least three of the following important facilities. Do you have any comments on this approach?***

- *School*
- *Shop*
- *Meeting place e.g. village hall*
- *Employment space*
- *Children's play area or recreation ground,*
- *Doctor's surgery*
- *Other*

### Q3 Analysis

4.2 Figure 4.1 shows a count of the responses to question 3 in which responders selected which of the given list of facilities were, in the opinion of the Parish Council, important. There was broad recognition of all listed facilities however the presence of a school and shop were deemed most important.

**Figure 4.1: Importance of facilities**



4.3 In response to question 3, Parish Councils were also asked to suggest other important local facilities that may be taken into account in the formation of the settlement hierarchy. Table 4.1 lists additional facilities suggested, with public house (4 suggestions) and church (3 suggestions) gaining most recognition.

Table 4.1: Other facilities suggested

Q3 - Other facilities			
	Count		Count
Public house	4	Phone signal	1
Church	3	Childcare	1
Broadband	2	Library	1
Garage/fuel/electric charging	2	Youth club	1
Different types of school - serving the local catchment area	2	Public conveniences	1
Medical centre	2	Post office	1
Power	1	Shop providing fresh produce	1
Water	1	Mid to large supermarket	1
Sewerage	1	Secondary school	1

### Q3 Conclusions

4.4 A school and shop were considered the most important out of the six suggested facilities, however there was broad agreement with all facilities. This could feed into the approach if a hierarchy of facilities was to be developed, as was highlighted by a number of parish councils in response to questions 1 and 2.

Further suggestions included a public house and church, broadband provision, a car garage/fuel station and paying closer attention to types of school provision (i.e. primary and secondary) within the area. Although secondary schools are often found in main towns and older children can often use local rural school bus services to get to school, so perhaps these are not as crucial to the approach as primary schools. Access to broadband will be used as an additional factor as it would reflect modern working practices, especially given the focus on working from home as experienced with Covid-19.

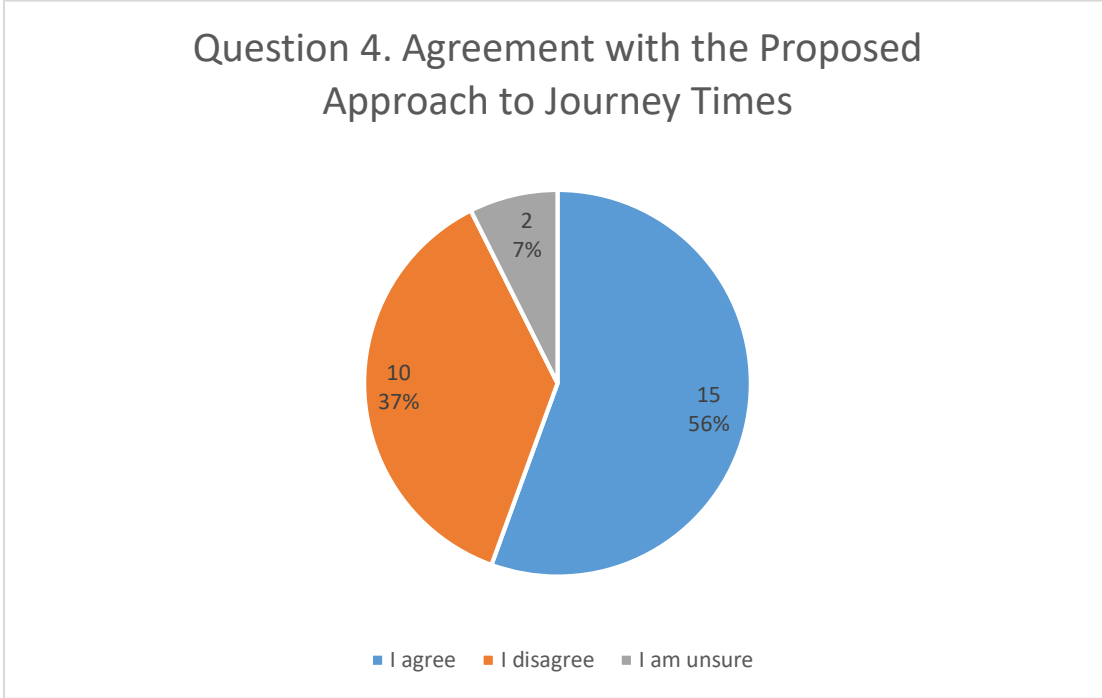
## 5. Responses to Question 4

5.1 *Acceptable journey time to nearby towns is considered to be up to 30 minutes by public transport or up to 15 minutes by car. Do you agree with this approach?*

### Q4 Analysis

5.2 Figure 5.1 gives a summary of the responses received to question 4. There was majority agreement to the approach with 15 of the responders agreeing, 10 in disagreement, and 2 remaining unsure.

Figure 5.1: Agreement with proposed journey times



5.3 Responders were asked for their comments on the proposed approach in relation to public transport and car journey times. Table 5.1 lists a count of the types of comments received. The frequency and availability of public transport was overwhelmingly the most prevalent issue.

Table 5.1: Count of comments on journey times

Comments on journey times	Count
Frequency/availability of public transport/wait times	12
Highway infrastructure/safety/capacity	4
Journey times are aspirational	4
Parking and drop-off time/availability	3
Cycling/Cycle tracks	3
Walking routes	2
Traffic volume	1
Infrastructure for electric vehicles	1
The approach discriminates against public transport users	1
Needs some flexibility	1
Travelling times at peak hours	1
People may prefer to travel further afield by car	1
A survey is required, not a desk-top study	1
Should specify that journey times are at peak periods	1

## Q4 Conclusions

5.4 The majority of parish councils agreed with this approach however frequency and times of public transport was a key concern. This will be reflected in the approach to selecting third tier settlements.

## 6. Responses to Question 5

6.1 *If your community wanted housing and other developments, which route do you think may help you to achieve your community's aspirations? Select as many as appropriate:*

- *Neighbourhood Development Plans*
- *Community Land Trust*
- *Rural Exception Site*
- *Other*

## Q5 Analysis

6.2 Figure 6.1 shows a count of responses to question 5. Neighbourhood Development Plans and Community Land Trusts were the most popular stated routes for development, and there was some interest in Exception Sites.

6.3 Among the comments received in relation to community aspirations there was an emphasis on a general need for affordable housing, as detailed in Table 6.1. Some Parish Councils stated a preference for climate change initiatives and to grow employment opportunities in their areas.

6.4 Among the issues encountered and foreseen by Parishes in relation to the routes for development were funding and land ownership issues limiting development potential.

Figure 6.1: Community Aspirations

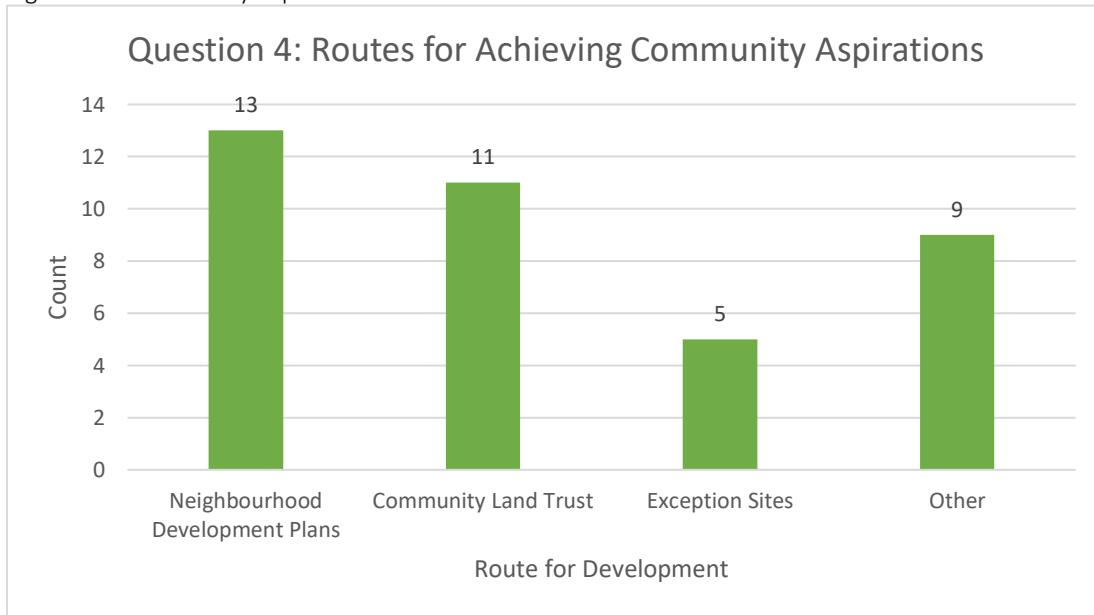


Table 6.1: Community Aspiration Comments

Community Aspirations Comments			
	Count		Count
Need for affordable housing	10	Sub-division	1
Land ownership issues	3	Conversions	1
Funding issues (CLT)	3	Community-led planning can address challenges of affordability and sustainability	1
Growth of employment opportunities	3	Importance of development boundaries	1
Climate change initiatives	3	Communities don't necessarily thrive because of new development	1
Issues with speculative building	2	Structured development within existing settlement boundary	1
Second homes issues	2	NP review of housing requirements every 2 years is unrealistic	1
NPs are onerous but valuable in ensuring the voice of the community is heard and setting development boundaries	2	Place development just outside village boundaries to preserve boundary open space	1
Infrastructure is necessary	2	Problem of hope value on land	1
Village design statement	2	Benefit of Housing Association Projects	1

NPs could be counter-productive due to new Dorset Local Plan	2	NP amended post consultation - impacted on localism aspirations	1
Exception sites should be excepted from normal planning constraints	2	Rural exception site is not planning	1
Affordable housing for locals	2	More help should be given by the council to formulate NPs and CLTs	1
Community Land Trust	2	Neighbourhood Plans	1
Need for smaller properties	1	Rural tourism	1
Proportionate infill	1	Integrated transport system	1

## Q5 Conclusions

6.5 Most interest was expressed for Neighbourhood Development Plans and Community Land Trusts, with the need for affordable housing gaining most recognition in the comments for this question.