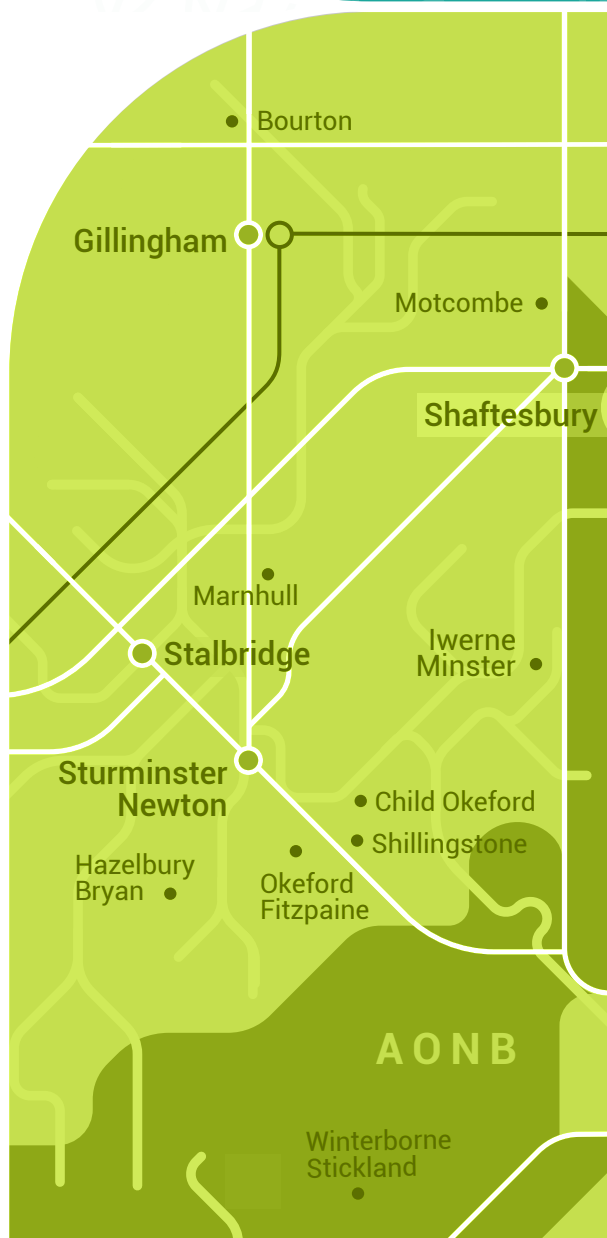




# Dorset Council Local Plan



## Northern Dorset Functional Area 2021 Consultation Summary of Responses



January 2023



Dorset  
Council

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## 1. Northern Dorset Functional Area

### 1.1. Introduction

#### Paragraph 28.1.1 - 'A303 Corridor'

##### Cranborne Chase AONB

- Notes that Northern Area is primarily related to the A303 corridor which extends into Somerset and Wiltshire.

##### Public response

- The term A303 corridor is a misnomer since Salisbury, Shaftesbury, Sherborne and Yeovil are all on the A30, a quieter and far pleasanter road than the A303.
- Almost all centres of employment, with the exception of Wincanton, are to the north of the A303 or south of the A303 and are not accessed by the A303.
- Introduction should refer to the West of England rail line as well as the A303.
- Building more housing provides an opportunity to improve the bus network - but needs to be planned to get better provision overall. The Gillingham/Shaftesbury area could be the ideal location to test this out.
- Disputes Blandford categorised with SE Dorset group as integral part of N group.
- Suggested North East Dorset Functional Area are influenced by a number of settlements not just Salisbury - Gillingham, the northern most town in Dorset is almost exactly equidistant (about 30 miles) from Bath, Salisbury, Dorchester and Bournemouth. Wincanton is only 9.4 miles to the north-west.
- A significant part of DCLP's Northern Dorset is in reality a subset of Yeovil and Hearn.

#### Figure 28.1 - Function and issues

##### Public response

- Figure 28.1 - Gillingham has as much history as Shaftesbury and Sherborne.

#### Figure 28.2 - Environmental constraints

##### Natural England

- Figure 28.2 - add to the Sherborne section the requirement for phosphorus neutrality to protect the Somerset Levels and Moors Habitats and International sites.

#### Figure 28.3 - Housing and Employment Land Allocations in the Northern Functional Area

##### Public response

- Figure 28.3 should show Sturminster Newton housing numbers.
- Figure 28.3 - the total number of homes adds up to 4319 not 4389.
- Tables show lack of development in North Dorset which is prime given proximity to M3 and M4.

## Figure 28.4 - Northern Dorset Functional Area Key Diagram showing local plan allocations

### Cranborne Chase AONB

- Various concerns over the accuracy of the key diagram map, in particular location of settlements in relation to rivers and roads.

### Public response

- Figure 28.4 – why does it not show busy B3081 – road linking Gillingham and Shaftesbury?
- Concern that the functional area diagram for South East Dorset includes settlements that should be in the North-East Dorset Functional Area.

## 1.2. Northern Dorset functional area allocations

### Paragraphs 28.1.4-6

#### Public response

- There are no allocations in any north Dorset villages - an unsound approach as tier 3 villages are proven to be able to accommodate some development and would help sustain local facilities.

## 1.3. Policy NORD<sub>1</sub> : Care facilities within Northern Dorset

### Approach

#### Gillingham TC

- Agree with approach, but sites must be very carefully considered.
- Too many care facilities around Gillingham High Street – negative impact on town centre vitality. It is not appropriate to have any more care facilities in the High Street area.
- No evidence that a care village should be located in the Gillingham/Shaftesbury area.
- Needs to be clearer as to the extent of the ‘area’ and what is an ‘accessible location’.
- Schemes should be made as inclusive as possible – nursery and primary schools should be part of these hubs.

#### Shaftesbury TC

- Clarity is needed on where in Shaftesbury one could be built.

#### Motcombe PC

- Concern that care village could be within Motcombe - seems at odds with maintaining the rural village nature of Motcombe parish, and the status of the Gillingham Royal Forest.

#### Okeford Fitzpaine PC

- We support the approach to care facilities.

#### Persimmon

- Support for NORD1 as the site we are promoting (land s. of A30, Shaftesbury) potentially includes a residential care home.

#### Public response

- Policy does not consider the health and wellbeing of Sherborne residents.

- Concern over the infrastructure capacity.
- Unsure it is achievable as commercial concerns always override.
- Support for care village but it will be difficult to find a suitable site within 1km of Gillingham or Shaftesbury. Potential site at Gillingham is currently occupied by Dorset Energy and North Dorset Tennis Club.
- Building should not be permitted in AONB or conservation areas, or in the green gap between Gillingham and Milton on Stour.
- Gillingham already has care homes, but Shaftesbury has less and has waiting lists.
- Crucial that the locations are accessible so that residents can maintain independent living.
- A percentage of sheltered housing should be reserved for local residents only.
- There are sites available in Gillingham (old Co-op store, and Methodist Church Queen Street).
- The accessible location has to be on a main public transport route.
- Recognise that those coming from rural areas may not be comfortable in an urban area.
- Policy requirements should be stronger and use "must and "will".

## 1.4. Omission sites

### Land at Manston (LA/MANS/001)

#### Land Value Alliances

- Clear example of an infill site.

### Land at Manston (LA/MANS/002)

#### Paul Newman

- Is available and suitable for the use of a care hub. It is close to Shaftesbury, Marnhull, Gillingham and Sturminster Newton.

### Land west of Clenston Road in Winterborne Stickland (LA/WSTI/001)

#### Planning Base Ltd on behalf of L Heathcote

- Village is a Tier 3 village and that is reflective of the services and facilities of the large village.
- Site is unconstrained and immediately deliverable.

### Site north of Chapel Meadow, Yetminster (LA/YETM/002)

#### D2 Planning Ltd

- Achievable, deliverable, little ecological merit, outside of flood plains, transport suitability.
- 3.95 hectares and available for housing, as shown in the Council's SHLAA: Ref. No. WD/YETM/03) is ideally placed for housing.
- The settlement boundary should be altered and the site should be shown as a residential allocation.

### Land east of Thornford Road, Yetminster (LA/YETM/001)

#### Land Value Alliances

- The subject site should be regarded as sustainable and LVA encourage Dorset Council to allocate the site for a phased development.
- The site is not constrained by environmental or landscape designations. The land lies generally flat and is within Flood Risk Zone 1.

- A right of way travels through the site, which can be retained and enhanced.
- There are a number of existing facilities and services in Yetminster.
- The collective size of the two plots of land allows for a particularly high quality, well-designed development that responds positively to the character of the existing village, with plenty of open spaces and a healthy biodiversity net gain provision.
- A diverse mix of housing products could be delivered on the site including, but not restricted to, serviced self-build plots, live/work units and integrated co-housing opportunities and affordable housing.
- LVA are of the view that the site could be delivered in two phases.
- Open to considering the provision of community benefits on the site and would welcome the opportunity to discuss this with both the local planning authority and local community.

### **Land off Frizzel's Hill, Hazelbury Bryan (LA/HAZE/001)**

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#### **Planning Base Limited on behalf of the landowner**

- Promotion of land at Frizzel's Hill for residential development - could amend village envelope to allow for smaller sites in acceptable locations, providing certainty to housing numbers - NPPF highlights benefits of small and medium sized sites.

### **Land off Hayward Lane, Child Okeford (LA/CHOK/008)**

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#### **Greenslade Taylor Hunt on behalf of Messrs J C, R I and M J Drake and Mrs S A Dean**

- Site is unconstrained and in walking distance to numerous local services.
- Site should not have growth limited to the same extent as a more constrained site in a much less self-sufficient and sustainable location.
- Site would be capable of addressing both local and districtwide housing needs - development potential should not be arbitrarily limited based on a binary and over-simplified planning policy.

### **Land East of Gold Hill Business Park, Lower Common Road, Child Okeford (LA/CHOK/004)**

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#### **Rural Solutions on behalf of Leaper Land Promotion Ltd**

- Leaper has promoted the site for a housing allocation through the 2019 Call for Sites process and submitted an outline planning application (2/2020/0749/OUT).
- Develop land by the erection up to 65 No. dwellings (Custom and Self-Build homes (plots)) including a 40% provision of affordable housing; form vehicular access, public open space with play space and landscaping. (Outline application to determine access).

### **Land adj to Yeovil (LA/BRAB/001)**

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#### **David Lock Associates**

- A sustainable location for growth that would help to reduce in-commuting to Yeovil and provide homes where job opportunities are clearly available.

### **Land at Butts Close, Marnhull (LA/MARN/002)**

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#### **Savills on behalf of P and D Crocker**

- Promotion of the site as available and developable to make an important contribution towards meeting the future growth needs of the village as well as making a contribution towards the wider housing needs of the Dorset Local Plan area.

- The site is adjacent to an existing village settlement boundary, within reach of jobs, schools, services and other facilities.
- There are good, realistic vehicular access opportunities.
- Efficient pedestrian access can be achieved, with connectivity into the wider pedestrian network.
- A range of local services and facilities are located within a reasonable walking and cycling distance in the village. There are linkages to higher grade facilities and services in Stalbridge, Sturminster Newton, Shaftesbury and Gillingham.
- The settlement hierarchy background paper recognises that Marnhull is the largest village in the northern Dorset functional area and is the 7 largest by population of the defined 'larger villages'.
- The adjacent B3092 provides links to the strategic road network in this part of the northern functional area.
- Landscape and Visual Impact Assessment and Heritage Assessment have been carried out.

### **Land off Church Hill, Marnhull (LA/MARN/004)**

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#### **Savills**

- Land promoted as a appropriate and sustainable location for mixed use development (including: housing, employment, commercial, community facilities and public open space).
- The site is well positioned relative to existing services and facilities (including schools), and within reach of jobs.
- Appropriate connections can be formed between the site and the existing village.

### **Land off Salisbury Street, Marnhull (LA/MARN/005)**

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#### **Savills**

- The Site is located in a sustainable location for a mix of market and affordable housing.

### **Dorset Showground, West Stour (LA/WSTO/002)**

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#### **Proctor, Watts, Cole Rutter Ltd**

- West Stour has community facilities (e.g. shop) and this site can provide housing and employment, along with recreation land and opportunities for re-wilding.

### **Land at Longburton (LA/LONG/004)**

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#### **Greenslade Taylor Hunt**

- For residential development - an unconstrained site in a village with more than two key services.

### **Land to the North of Plumbley Meadows, Winterborne Kingston (LA/WKIN/006)**

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#### **AAH Planning Consultants**

- The site forms a natural extension of the settlement and there are no major constraints or viability matters to prejudice the development of the sites for housing. There are no legal issues. The landowners are party to a promotion agreement.

## **Land West of Castle Lane, Okeford Fitzpaine (LA/OKEF/007)**

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### **AAH Planning Consultants**

- Site is located at a Tier 3 village, forms a natural extension settlement, is not subject to any major constraints or subject to any viability matters that would prejudice the development of the site for housing. The site is also deliverable, available and developable now.

## **Shorts Green Farm, Motcombe (LA/MOTC/003)**

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### **Chapman Lily Planning Ltc on behalf of Mr and Mrs Bailey and Bracken Developments Ltd**

- The site at Shorts Green Farm could deliver around 40 new homes (at a density of 25 dwellings per hectare).
- The site is well connected to Motcombe, and would be viewed in the context of the existing settlement from considered from wider vistas.
- The site is otherwise suitable for development (the respondent advises that safe access can be formed to and from the site).

## **Land south of Motcombe Road, Motcombe (LA/MOTC/004)**

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### **Wyatt Homes**

- The respondent considers that Motcombe is sustainable location for growth referencing a number of services and facilities (including memorial hall and play area, community shop/café/post office, churches, public house, showground and school).
- The site is not subject to any overriding constraints that would restrict delivery of new homes.
- The land south of Motcombe Road could deliver around 12-15 new homes.

## **Land at Lipgate Farm, Pulham (LA/PULH/001)**

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### **Land Value Alliances**

- The village of Pulham (containing a public house, church and village hall) and the site is well related to a larger business park.
- There is an opportunity to form good connections between the site and the village.

## **Land at Styles Farm, Mappowder**

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### **Savills on behalf of C G Fry and Son Ltd**

- Land at Styles Farm, Mappowder represents a sustainable development opportunity and can provide small scale residential development on an incremental basis to meet identified need.
- The Site should be allocated to help ensure certainty of delivery over the plan period, and to help tackle both the current lack of five year housing land supply crisis in North Dorset, as well as to help deliver homes to account for Dorset's duty to cooperate and provide for neighbouring authorities unmet housing needs.