

Spatial Planning

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Sent: via Email only

Date: 19 November 2019
Ref: Upper Marshwood Vale
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Dear Mr Mead

**UPPER MARSHWOOD VALE NEIGHBOURHOOD PLAN SUBMISSION LPA
SUBMISSION**

Thank you for your letter and questions dated 7 November 2019 in response to the submission of the Upper Marshwood Vale neighbourhood plan.

Please find Dorset Council's response to your questions attached.

Yours sincerely,

Debbie Turner

BSc(Hons), MSc, AssocRTPI

Planning Officer

Policy UMV5.

The Colmer Stud Farm site, Marshwood, has an allocation within which there would be a new village shop and community hub, car parking to serve the church and the primary school and up to four dwellings.

The West Dorset, Portland and Weymouth Local Plan, adopted in 2015, does not include Marshwood as a settlement with a defined settlement boundary. Policy SUS2 states that outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints, and be restricted to a series of typical rural buildings and uses specified under bullet points such as for agriculture, forestry or horticulture or related enterprises. The specified forms of development which would be acceptable do not include shops or open market housing. However, the final two bullet points are:

- *local facilities appropriate to a rural area or close to an existing settlement; and*
- *specific allocations in a development plan document and associated landscape and infrastructure requirements.*”

1. **Question to Dorset Council.** Given that a small village shop and community hub would each be a local facility appropriate to a rural area close to an existing settlement, and that the four houses would be a specific allocation in a document (i.e. the Neighbourhood Plan) that forms part of the Development Plan, please could the Council confirm whether Policy UMV5 is in general conformity with the Local Plan for the area?

Dorset Council Response

National Planning Policy Framework (NPPF), paragraph 29 indicates the role of neighbourhood planning in delivering a shared vision for the neighbourhood area. It states that *“Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”* With footnote 16 to this paragraph referring to the need for neighbourhood plans to be in general conformity with the strategic policies in the development plan.

Upper Marshwood Vale Neighbourhood Plan group provided a housing needs review as part of the evidence base for their neighbourhood plan which concluded there was a small need of 2 dwellings per annum, and stated there was a requirement for smaller and more affordable open market housing types as well as affordable housing.

Through policy SUS2, the adopted Local Plan in West Dorset directs the majority of housing to sustainable locations which includes settlements with a Defined Development Boundary (DDB). Although policy UMV5 proposes development in the open countryside where development “will be strictly controlled”, the Local Plan should be read as a whole and other policies apply to Neighbourhood Plans.

Policy SUS2 i) bullet point three advises that “Settlements with no defined development boundary may also have some growth to meet their local needs.” Policy SUS2 ii) lists the types of development that are acceptable under the Local Plan including the last two bullet points relating to meeting local needs and where allocated in the development plan.

The supporting text to this policy explains that “Using neighbourhood development plans and other planning tools, communities can allocate sites, introduce or extend a development

boundary, or develop a criteria-based policy to allow development to take place, where they consider this is the right approach for them.”

Policy SUS5 of the adopted Local Plan (2015) also states that: “Neighbourhood Development Plans should; clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan” and “have due regard to information on local need for new homes, jobs and facilities, for their plan area and outlying areas which they may serve”.

The allocation of a small number of homes and local facilities through policy UMV5 is considered to be in general conformity with local plan policies SUS2 and SUS5 as it is planning to provide some additional small scale community facilities as well as deliver some of the housing need identified in the housing needs review. Policy UMV5 also defines the housing mix on-site which includes smaller market housing, which is concluded to be a requirement in the housing needs study.

Given the evidence of the level of need in Upper Marshwood Vale and the scale of the allocation proposed we would conclude this policy would be in general conformity with the strategic policies of the adopted Local Plan. The proposal is for small scale development and for facilities that are appropriate to the size of the existing settlement which supports the identified need of the location.

Policy UMV6.

- 2. Question for Dorset Council and the Qualifying Body.** The Three Counties Nurseries, Marshwood is allocated for up to five live-work units.

Policy ECON1 of the Local Plan states that proposals for live-work developments will be supported in locations considered suitable for open market residential development. Local Plan Policy SUS2 states that open market housing is restricted to the re-use of existing buildings. Therefore, on what basis does the Council and the Qualifying Body consider that the allocation in Policy UMV6 generally conforms with the policies of the Local Plan?

Dorset Council Response

The response to question 1 is of relevance to this question with particular reference being made to the approach to Policies SUS2 and SUS5 but also paragraph 29 of the NPPF. As expressed in the response to question 1, Neighbourhood Plans can allocate sites for development (including live-work units as referenced in Policy ECON1) beyond that identified in the Local Plan where evidence justifies local provision. Paragraph 3.2 of the submission version of the Upper Marshwood Vale Neighbourhood Plan states that “The available evidence at the time of drafting this Plan suggested a very modest need for housing, primarily for more affordable house types (particularly 1-bedroom rental properties, starter homes and self-build plots) and live-work homes suited to people running a business from home.”

The proposal for five live-work units is considered to be in general conformity with the strategic policies of the adopted local plan.