

Neighbourhood Plan Progress Review

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Your area is unique...

- Nearly all the Neighbourhood Plan area lies within the **Dorset AONB**
- Four **scheduled monuments** – at Lambert’s Castle, Marshwood Castle, Pilsdon Pen, Waddon Hill all on the ‘heritage at risk’ register
- **88 Listed Buildings**
- Stoke Abbott has a **Conservation Area**
- **Sparse** population (0.2 persons per hectare) with small and scattered settlements
- **Ageing** population (average age 56 years)
- Most homes are owned / mortgaged (79%)
- High level of **vacant** homes (23% - particularly high in Stoke Abbott and Pilsdon parishes)
- High level of **self-employed** (45%) low level of unemployed (1.7%)
- Most households have one if not two **cars**
- Some **local facilities** – but more would be nice

Why a Neighbourhood Plan?

Policies in the Local Plan...

- Protect the landscape beauty and heritage assets
- Seek high quality designs in keeping with local character
- Allow new affordable housing and housing for farm workers
- Allow the re-use of existing rural buildings for general housing for rent / holiday lets
- Allow employment uses near to settlements or on farms
- Allow community buildings (hall, local shop etc) near to existing settlements
- Allow renewable energy if the benefits outweigh the environmental harm

What do you want to **change** or provide **more detail** on?

Typical planning applications

Last 18 months...

- Just under 20 planning decisions
- Most were approved – including
 - Small scale extensions
 - Outbuildings
 - Agricultural buildings
 - Tourism facilities and accommodation
- A few were refused
 - Two-storey extension (too large)
 - Scheme for 2 new homes adj Bottle Inn (unsustainable location)

Are you getting the right answers?

Are you getting the right applications?

Do you want more development?

There are no expectations that your area needs to contribute to meeting the wider need for housing, but if it would be beneficial to your community, you could do this through the Neighbourhood Plan

The questionnaire returns indicated

- *the desire for some housing growth*
- *the desire to support tourism and home working*
- *the desire to support a range of community facilities that can be sustained*

But there have been very few sites put forward by landowners so far

Do you want to....

- specify what **type** of development you want to see,
- say **where** – by allocating sites, or defining a settlement boundary where infill development would be supported, or simply by saying where and which are the settlements that the Local Plan policies should apply to
- say **how much**

You could also provide guidance...

- on those features that make an important contribution to the distinctive character of the area and should be respected
 - important views,
 - locally important buildings and landmarks,
 - local green spaces...
- on the appropriate materials, scale and form, architectural detailing in the design of new housing and other buildings
 - does this vary between places?
 - are more modern materials and designs welcomed?
- which buildings or land are important community facilities which you want to see retained
- where there are current problems such as road safety or flooding concerns

Taking things forward

Deciding
the scope

- Area Designation
- Agree draft vision and objectives

April 2017

Doing the
Work

- Research and information gathering
- Identify and consult on options (if relevant)

Autumn 2017?

Draft the
Plan

- Consultation on the full draft
- Finalise plan and evidence base

Summer 2018?

Submission

- Examination
- Referendum

WDDC organises this stage

End 2018?