

Upper Marshwood Vale Neighbourhood Plan - Submission Plan Representation Summary

Upper Marshwood Vale parish council submitted the final version of the Upper Marshwood Vale Neighbourhood Plan (2019) which represents the parish's of Stoke Abbott, Marshwood, Pilsdon and Bettiscombe (which make up the Upper Marshwood Vale parish council) to Dorset Council for independent examination in July 2019.

People were given eight weeks from Monday 19 August 2019 until the end of Monday 14 October 2019 to comment on the content of the plan or how it was produced. At the close of the public consultation 5 representations were received.

| Rep ID | Respondent | Summary |
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| 1 | Highways England | <p><u>General</u></p> <p>In terms of the proposed policies within the Plan, we are satisfied that these are unlikely to result in development which will adversely impact the SRN and we therefore have no specific comments to make. This does not however prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.</p> |
| 2 | Historic England | <p><u>General</u></p> <p>I can confirm that there are no issues associated with the Plan upon which we wish to comment.</p> |
| 3 | Sport England | <p><u>General</u></p> <p>Sport England's statutory consultee role in protecting playing fields and encouraging communities to become more physically active through walking, cycling and informal recreation through the planning system. Standard response to Neighbourhood Plans attached.</p> |
| 4 | Dorset Council | <p><u>General</u></p> <p><u>Maps</u></p> <p>The text of especially the community assets on the maps needs to be larger and clearer. We would also recommend putting the maps together in one place, such as in appendix 2.</p> <p><u>Paragraph 1.8</u></p> |

For consistency across the area we would recommend adding the underlined section; 'the adopted 2015 Local Plan (which covers the previous local authority boundaries of West Dorset and Weymouth and Portland).

Section 2: Things we value about our area

All the community facilities should be included on a map with clear text corresponding to policy UMV1 and the full boundary of each community facility mapped.

Policy UMV3 Local Wildlife Areas

Include in the policy that a full biodiversity appraisal must also be done for any sized site affecting a rural barn (to secure nesting or roosting opportunities for nationally protected species, eg barn owls). This is as per the wording in the Dorset Council planning application requirements (April 2019) document.

Paragraph 2.7

(Previously paragraph 2.5). In the regulation 14 consultation we recommended this paragraph should be reworded to exclude 'with similar respect' as the area is not designated as AONB, therefore it cannot be given the same status. Although the paragraph has been reworded, it still includes 'with similar respect'. We would again recommend 'with similar respect' be removed.

Section 3: What development where?

Policy UMV4

Policy UMV4 has a significant number of requirements attached to it for a very small number of dwellings. The submitted version has included additional context in paragraph 3.12 that the community hub building will be separately funded, however there are still a significant number of requirements with this policy which could impact on the deliverability of the site.

Paragraph 3.14

Paragraph 3.14 includes a site for a temporary shop. In the regulation 14 consultation it was recommended this be removed as it seemed unnecessary to plan for a temporary shop when a site for a permanent shop was also included in the plan. The allocation of the site has been removed entirely from the submission version. It would have been a positive approach to look

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| | | <p>to instead allocate the site for additional housing such as affordable housing.</p> <p><u>Live work units</u></p> <p>Page 11 includes a section on live work units. It was suggested this be removed as this type of unit is difficult to enforce and monitor long term to ensure the units are being used for live work purposes and not purely residential. The site could instead provide for some small scale starter units / workshops separate from the proposed dwellings. This would meet the needs for small-scale employment enterprises whilst avoiding a costly enforcement and monitoring issue.</p> <p><u>Other points</u></p> <p>Lack the lack of emphasis on elderly housing in the neighbourhood plan area, especially given the higher than average ageing population in the area.</p> <p><u>Include a Glossary of Terms</u></p> <p>A glossary of terms is very useful to further clarify some aspects of the plan especially to those with little planning knowledge.</p> |
| 5 | Wood E&I Solutions UK Ltd on behalf of National Grid | <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid’s assets.</p> <p><u>Assets in your area</u></p> <p>National Grid has identified the following high voltage overhead powerline as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • 4YA Route - 400kV two circuit route from Axminster substation in East Devon to Chickerell substation in West Dorset <p>From the consultation information provided, the above overhead powerline does not interact with any of the proposed development sites.</p> <p><u>Gas Distribution – Low / Medium Pressure</u></p> |

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| | | <p>Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p> <p>National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.</p> |
| 6 | Mr John Brown | I think the plan does meet the basic conditions. |
| Late Representations | | |
| 8 | Mr Mark Van de Weyer | <p>There is uncertainty over The Bottle Inn with the pub having being closed for significant periods of time over the last 10 years. The Bottle Inn at Marshwood is one of the community facilities which the Plan, rightly, seeks to preserve. The Bottle was sold earlier this week and is now closed with its future being uncertain. It is important, that this development is taken into consideration before finalising the Neighbourhood Plan as it has significant relevance for the Colmer Stud site. In order to survive the pub must develop other revenue streams and this could be provided by having a village shop on this site and there are unused outbuildings at The Bottle which could house the shop without the need for an additional building and ample parking. A Village Shop at The Bottle offers a dual purpose for the site and prevents unnecessary development.</p> <p>There is no requirement for a car park for the church and school as there is plenty of space to park on the road where there are no parking restrictions. It would create a road safety hazard because to get from the proposed car park to the school would involve children twice a day crossing a "B" road where there is already concern about the dangers from many motorists exceeding the 30mph speed limit. Housing should be built only at the Colmer stud site if it can be justified on its own merits and not because it would provide somewhere for a shop.</p> |