**SHAFTESBURY NEIGHBOURHOOD PLAN**

**DRAFT OF POLICIES ON HOUSING AND EMPLOYMENT (REV D ) 5.11.2018**

**Planning for Additional Housing through the Period up to December 2031**

***The Aim***

Planning for the provision of additional housing to supply the needs of an expanding population and encouraging the conditions in which a regular but sustainable supply of housing is available through the plan period.

***Local and National Context***

The national Government‑led policies and directives are contained within the National Planning Policy Framework (NPPF), summaries of which are contained elsewhere in the Neighbourhood Plan but the NPPF has been modified significantly by the July 2018 edition published by MHCLG replacing the previous edition dating from March 2012.

One of the main principles of the NPPF is that there is a presumption in favour of sustainable development, not just development, but sustainable development. It is explained in **Section 2 of the NPPF “ Achieving sustainable development.**

This sets out the “3 overarching objectives which are interdependent and they are:

1. Economic
2. Social
3. Environmental

**Economic**

To help build a strong responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure.

**Social**

To support strong vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.

**Environmental**

To contribute to protecting and enhancing our natural, built and historic environment including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

It would be difficult to find fault with any of these ideals. All of them aim to support and help bring about positive changes in the built environment.

The NPPF requires that Strategic policies should look ahead over a period of 15 years\* ( 10 years for Town Centres as required at Para 7(d)) and as plans evolve and Neighbourhood Plans or Local plans come forward for consultation and eventual adoption as policy, this 15 year period will move forward. The existing Local plan has a 15 year strategy through to 2031 but in reality, the period to be considered for the purpose of that plan is through to 2033 and by the time the Neighbourhood Plan is adopted, the period may have been extended through to 2034. In a rapidly changing world, this is challenge which will require frequent adjustment of the plans as circumstances change. .

Section 3 of the NPPF at Paragraph 30, requires that the Neighbourhood Plan, once it comes into force, will take precedence over non-strategic policies in the Local Plan. However, where the Local Plan is subsequently amended and is in conflict with the Neighbourhood Plan, the Local Plan will take precedence.

There is an evolving series of plans and plan adoption dates which makes planning for the future an inherently difficult process of “second-guessing” the direction of future National and Local policies.

**A 5 year supply pipeline**

The Local Planning Authority is required under the NPPF Section 5 to demonstrate that there is a five year supply of new housing in the pipeline.

This supply is defined as numbers of dwellings for which outline or full planning permission has been granted by the Local Planning Authority. Schedules of these permissions are prepared and once the construction of a dwelling has been completed, that dwelling no longer counts in the supply pipeline.

The NPPF requires that Local Planning authorities identify Objectively Assessed Housing need (OAN) and that the Local Plans translate those identified needs into land provision targets. In recent years, Local Authorities have not had the ability or resources to provide significant quantities of public housing. This is changing as a result of current Government policy.

A part of this change is the recognition that there is a need for small and medium sized sites given that they can often be built out relatively quickly. The new NPPF indicates that a provisional target of 10% of the Local Plan housing needs should ideally be provided through sites of less than 1 hectare( 2.4 acres (..

These housing need targets are based partly on Government directives but also on the normal forecasting that takes place for all the statutory duties given to local authorities. The Local Planning Authority (currently NDDC) are required by Government to publish an Annual Monitoring Report (AMR) and the latest of these published by NDDC was in 2017 as at December 2017.[[1]](#footnote-1) The report covers the 12 month period from 1st April 2016 to 31st March 2017.

The report includes relevant statistics on the change in the size of population, the change in age groups within the population, the statistical mix of housing types and similar key statistics used in forecasting the likely needs through the plan period through to the year 2031.

***Local Plan Review and the 5 year pipeline***

Under the existing Local Plan covering the whole of North Dorset, 285 new dwellings a year was the target set out in Policy 6. This was for the period 2011 to 2031, a period of 20 years. Following the publication of the Government’s “Planning for the Right Homes in the Right Places: Consultation Proposals” in September 2017, NDDC is progressing a review of the Local Plan on the basis that there will be a revised target of 366 dwellings per year through to the end of the Plan period.

However, recent Government directions indicate that the OAN may be changed again and not necessarily in an upwards direction.

Shaftesbury has been in the past allocated 20% of the county‑wide target and that broadly translates as 57 dwellings per year under the current Local Plan, but 73 in the Local Plan currently under review. The target is expressed as being “at least” 57 or 73; however, on the higher of these two figures, the five year target would require Shaftesbury to give permission for or allocate 365 dwellings for construction and completion during the next five year period through to the year 2023.

The Schedule of Dwellings set out in the Annual Monitoring Review published in December 2017 for statistics valid up to March 2017, showed that relevant dwellings in the pipeline in Shaftesbury numbered 401 (see AMR Schedule below). This is significantly in excess of both “target” figures.

The pipeline consisted of 24 windfall units and 5 large sites either under construction or waiting a start.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 12-24 Coppice Street | 2/2015/1238/FUL | Started | Churchill | 32 |
| ATS Euromaster New Road | 2/2016/0629/FUL | Planning Permission | Renaissance | 28 |
| Adjacent Wincombe Business Park | 2/2014/1350/FUL | Planning Permission | Barratt Homes | 110\* |
| Parcels 6&7 East of Shaftesbury | 2/2016/0658/PAEIA | Planning Permission | Persimmon | 97 |
| Land West of Littledown | 2/2015/0598/OUT | Outline PP | Redrow | 110\* |

\*These sites have approval for 190 and 170 dwellings and the number for the pipeline data has been scaled back on the assumption that not all these would be built within the 5 year period.

The Schedule for the 2018 AMR is as below

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| ? |  |  |  |  |  |
| ? |  |  |  |  |  |
| ? |  |  |  |  |  |
| ? |  |  |  |  |  |
| ? |  |  |  |  |  |

The figures for the 2018 AMR show a pipeline of dwellings 530 for which land has either been allocated, given outline permission or full permission. The pipeline includes “windfall” sites brought forward in small numbers or though permitted development.

This pipeline number substantially exceeds the target. This would mean that if built, the entire new dwelling allocation for Shaftesbury under the OAN would have been provided 8 years before the end of the Plan.

The Public Consultation that has taken place as part of the Neighbourhood plan process indicates an overwhelming desire for the provision of additional housing supply in the plan area to be put on hold so that Shaftesbury has some time to absorb the large new supply without further strain on the Town’s infrastructure. In this respect, the sustainability of the new housing must be tested strictly.

The total number of new dwellings that have been added to the supply in Shaftesbury through the entire period of the Plan to date, that is, 2011 to 2018, currently stands at (See Schedule extracted from the AMR).

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Type | 2011-2014 | 2015 | 2016 | 2017 | 2018 |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

It is clear that the construction of additional dwellings in Shaftesbury has been significantly in excess of the five year rolling target and also the 15 year strategic target.

The Objectively Assessed Need (OAN) referred to earlier is required by the NPPF to be considered alongside the sustainability of new supply both in terms of pure numbers, and other factors including in particular the environmental impact.

It is recognised by the Local Planning Authority and evident from the statistics that Shaftesbury has been provided with a disproportionate number of new dwellings district‑wide. This is likely to change in the immediate future given the supply pipeline in Gillingham, Blandford and some of the larger towns in North Dorset.

The current practice of applying a district-wide target may change in the future and there is some hope that over-supplied areas such as Shaftesbury may be able to argue successfully that they should be “disaggregated” from the District-wide target, in order to balance the supply and the impact on resources.

This is particularly relevant in how planning applications can be determined in areas outside the settlement boundary as well as those within the boundary. The recognition that Shaftesbury has been over‑supplied and that further large scale provision of dwellings in the medium term will be unsustainable, will be a relevant factor in determining planning decisions and the outcome of decisions made by the Planning Inspectorate on Appeal.

**Identified Potential Locations for Future Development**

The North Dorset Local Plan under review contains at Pages 56 to 59 inclusive a plan (Map 8.2: Shaftesbury – Areas of Search), and a following Schedule setting out 10 possible areas for future growth outside the existing settlement boundary.

It is clear that in order to provide the current target number of new dwellings per annum right through the period until 2031, there will need to be at least during that period, a number of new dwellings outside the existing settlement boundary. The number will be 949 on current targets and the current number of dwellings permitted but not yet constructed totals 443 (check this figure).

The sustainable and objectively assessed need for housing during the 20 year life of the Plan in relation to Shaftesbury is as follows:-

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Type |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

This leaves a relatively small number of new dwellings still to be found and whilst there will be some infill development inside the settlement boundary and some additional dwellings supplied through permitted development rights which do not feature in the new dwellings statistics for the five year pipeline purpose, it is likely that new development over the course of the remaining period will need to be found within the areas identified on the Schedule set out on Pages 56 to 59 of the Local Plan under review.

The Schedule is re‑produced below. The area identified as A is on the East side of the safeguarded bypass route and as drawn on the plan, much of the area is within the adjoining county.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area |  |  |  |  |
| A | East Shaftesbury |  |  |  |
| B | Land to the South of A30 |  |  |  |
| C |  |  |  |  |
| D | Brinscombe Lane |  |  |  |
| E |  |  |  |  |
| F |  |  |  |  |
| H |  |  |  |  |
| I | Land at Littledown |  |  |  |
| J |  |  |  |  |
| K |  |  |  |  |

Area B includes the only safeguarded and allocated employment land available under the existing Local Plan, and it includes agricultural land bordering the Higher Blandford Road and for which there is a current Application for 55 dwellings.

Area D along Brinscombe Lane is acknowledged to have problems given the impact on the landscape and views towards Shaftesbury from lower ground. The review also states that the future expansion of Shaftesbury School and the necessary sports facilities could be compromised. There is currently no suitable vehicular access to this land (Develop this further).

The section of land referred to as Section I (land between the B3081 and A350) includes an area identified for housing growth in the current adopted NDDC Plan and apart from the area already granted outlined permission. NDDC “considers that there is no potential to identify further land for large scale development beyond that subject to the outline planning permission”.

POLICY H1

To

**The Type and Mix of Housing**

Policy 7 of the Local Plan requires that all housing should contribute towards the creation of mixed and balanced communities.

The most recent published data on the housing need (Schedule below ) sets out the assessed demand and mix of housing type by size and tenure (public or private and owned or rented).

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Private owned | Private rented | H.A. Owned | H.A Rented |  |
| 1 bed |  |  |  |  |  |
| 2 bed |  |  |  |  |  |
| 3 bed |  |  |  |  |  |
|  |  |  |  |  |  |

The Schedule below sets out the number of new dwelling sales in North Dorset over the preceding 12 months.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
| 100-150,000 |  |  |  |  |  |
| 150-200,000 |  |  |  |  |  |
| 200-250,000 |  |  |  |  |  |
| 250-300,000 |  |  |  |  |  |
| 300-350,000 |  |  |  |  |  |
| 350,000+ |  |  |  |  |  |

The next Schedule sets out the population of North Dorset by age group and how by the end of the plan period these figures will have changed.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | North Dorset | Dorset | England | North Dorset 2033 |
| 0-15 | 17% | 16% | 19% |  |  |
| 16-29 | 15% | 13% | 18% |  |  |
| 30-64 | 44% | 43% | 45% |  |  |
| 65+ | 25% | 28% | 18% |  |  |

Source ONS

Schedule ? shows the median price aid for existing dwellings in North Dorset, England and the South West region in North Dorset.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | North Dorset | England | South West |  |  |
| 2007 | 205,000 | 170,000 | 185,000 |  |  |
| 2012 | 200,000 | 180,000 | 188,000 |  |  |
| 2017 | 250,000 | 220,000 | 230,000 |  |  |

Source: ONS House price Statistics for Small Areas

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| North Dorset | Average Annual Earnings | 4 x Mortgage Multiplier | 15% deposit | Starter Home Value (20% discount) | Actual Value unrestricted |
| Single Female | 21,000 | 84,000 | 18,000 | 102,000 | 127,500 |
| Single Male | 25,800 | 103,200 | 22,100 | 125,300 | 156,625 |
| Household | 33,000 | 132,000 | 28,300 | 160,300 | 200,375 |

**Affordable Housing Need**

The current published data for Affordable Housing completions set out in the 2017 AMR indicates that

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Affordable Homes Needed | 1 bed | 2 bed | 3 bed | 4+bed |
| Total Households |  |  |  |  |
| Living in the NP Area |  |  |  |  |
| Living elsewhere but local connection |  |  |  |  |
| Living elsewhere but no local connection |  |  |  |  |
|  |  |  |  |  |  |
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only 33 affordable dwellings were provided in the whole of North Dorset during the period 31st March 2016 to 31st March 2017 and no new dwellings were provided in Shaftesbury itself.. The current estimated figure is (This presumably may be available in draft as the figures would be up to March 2018).

The data shows the need and the affordability problem. Part purchase and part rent schemes are now increasingly common and opportunities can be set up for buying a progressive amount of the dwelling – usual called “staircasing”.

Currently the Government’s “Help to Buy” scheme which has sustained demand at the eligible price levels below £250,000 ( outside London ) is under review………………………

In recent years the provision of affordable houses has been predominantly through the Section 106 procedures whereby large scale developments are required to provide a percentage (say 30%) of the new dwellings linked to a housing association who will then offer these on a pure rent or partly rent and buy scheme where eventually the house or flat can be purchased entirely by their tenant.

These dwellings generated out of Section 106 Agreements are dependent upon large scale developments; affordable housing is required to be provided on schemes of 11 units or over. If the larger schemes are phased, relatively few new dwellings come forward for occupation each year. The NPPF is now requiring 10% of the housing provision in the Local Plan area to be provided from sites of 1 hectare or less and it is hoped that this will encourage smaller scale developments more easily absorbed into the Town, and also encourage small to medium sized local firms of builders.

POLICY H2

To support the bringing forward of applications where affordable dwellings will be provided.

POLICY H3:

To support and encourage the bringing forward of small sites which by their nature are likely to be constructed by local contractors supporting local skills and employment. Safe from

The Government recently announced new allocation of monies to support Community Land Trusts where the provision of affordable dwellings is driven by the community. This may be in association with Housing Associations and by land owners wishing to promote affordable housing .

The policies are evolving and it is anticipated that there will be new momentum building up around the creation of Community Housing given the NPPF guidance on small sites under 1 hectare, the easing of restraints on Local Authority housing initiatives and the Community Land Trust expansion.

One of the features of CLT’s is the structure which enables the land and buildings to be covenanted for the long term, securing its future as a community asset safe from the Right to Buy and securing occupancy by people with strong local links.

(See communitylandtrusts.org.uk).

Reference also Magna Housing 01305 216000, Nigel Spencer, Senior Development Manager and examples of Wilveliscombe and Bridport. See also the P4 Policy at Sedgemoor.

POLICY H4

To encourage the provision of additional housing and other development through the Community Land Trust movement.

POLICY H5:

To support development where housing can be linked to the creation and the retention of employment in the localty

Reference House of Commons Library Briefing Paper No. 07671, 31st May 2018, Tackling the Under Supply of Housing in England.

See House of Commons Library Briefing Paper Housing & Ageing Population (England), 9th December 2015.

House of Commons Library New Build Housing Construction Defects Issues & Solutions England, 8th December 2017.

See Guardian article, 19th March 2018, developers skimping on low cost housing.

Lifetime Homes’ diagram from website.

GeoWessex.com

**Cross County and Regional Context**

Wiltshire and NDDC, a Statement of Common Ground was signed on 5th April 2013 between Wiltshire Council and North Dorset District Council. This is in relation to the Wiltshire Core Strategy Examination in Public concerning the relationship of the draft Core Strategy for North Dorset and the Wiltshire Core Strategy. The Statement was made in order to provide the Inspector reviewing the Local Plans with a summary of the areas of agreement between the two Councils (Is there any update on this given that it is five years old?).

The agreement recites that the Mere and Tisbury community areas of Wiltshire border North Dorset and the towns of Gillingham and Shaftesbury within Dorset are in close proximity to the Wiltshire border. This is also true of Motcombe.

Both Councils consulted each other on their Core Strategy and continue to do so.

In the context of the Eastern border of the NP area and the County border with Wiltshire, there are concerns about the possible development of land in Wiltshire imposing strains on the resources of Shaftesbury. It is recognised in the North Dorset Strategy that the room for expansion for new dwellings in Shaftesbury will be predominantly on the Eastern side and predominantly in a corridor each side of the proposed safeguarded bypass route.

Mention here of why Wiltshire might/might not give consent for any development there outside their settlement boundaries and not in their own towns designated for expansion.

See the plan showing the bypass route with the county border highlighted and the section East of the bypass highlighted separately.

POLICY H6

To ensure that the impact assessment of new development is considered in the wider context cross County and Neighbourhood Plan Areas

**Quality of Housing**

This will overlap with the Design Section of the Plan but it is important to support, encourage and have policies relating to requirements for current Best Practice in good design and sustainability, suitable provision for lifetime homes easily adaptable consisted with the need to design for an ageing population.

There is a need to support measures for enforcing the design standards and the build standards to safeguard the amenities and well-being of residents. The build standards should also relate to the proper execution of adjacent roads and landscaping, particularly on long term phased construction sites where unnecessary delay in the completion or extended phasing of the development diminishes the amenities of those in the early phases.

It is particularly important to ensure that design reflects the needs of and ageing population and the best practice policies of the Design for Life” principles, allowing existing homes to be adapted as required over a period years.

POLICY H7

To ensure that the conditions set out under the Planning Permission and any Section 106 Agreement containing planning obligations, are effectively enforced and where breaches occur, to ensure that the they are remedied. That the costs for monitoring these conditions and obligations are effectively provided for in the Planning agreements and conditions.

POLICY 8

To ensure the Community Infrastructure Levy is collected where cost effective to do so ( to be continued).

1. **Utilities: Gas, Water, Electricity and Communications.**
	1. ***Overview***

During the Plan period there will be the need to expand the distribution network for essential services and from time to time to renew or replace the existing provision. Forward planning and development control is required both to ensure that there is no excessive strain on the existing distribution network from additional development of whatever type, and to plan additional capacity, conserve water and electricity resources efficiently, and to harness renewable energy sources.

Future development and construction will need to have regard to energy conservation and design which enables the use of emerging technology, such as the storage of wind, hydro, air or ground source or solar generated electricity via batteries in residential, commercial or public buildings.

Water

* 1. Wessex Water completed a new pipeline project in March 2018 running from the south coats through Shaftesbury and on to Salisbury. It is expected that this will enable the company to meet demand over the next 25 years without the need to provide new resources.(Wessex water/infrastructure).
	2. Electricity

Enquiries of SSE, the major national utility electricity supplier has indicated that at this time there are no specific capacity problems in the Plan area, and that SSE would expect to be in a position to supply the most likely forecasted demands. There is a [TBC kVA substation at Hawkers Hill Farm and a wide distribution of local substations.

* 1. It should be expected that overhead cables will be designed out on future developments where practicable and there would be a presumption that cables would be run below ground both for easier long term maintenance and improving the landscape, particularly in areas where existing facilities may be very close to mature trees or impact on the AONB and significant sight lines.
	2. **Renewable Energy and Energy Conservation**
	3. Solar Energy as a supply of energy and the need for design control
	4. There is a solar farm on the Northern fringe of Shaftesbury just outside the Plan area, within Wiltshire. There are many individual properties fitted with solar panels and other means of alternative energy provision, such as air and ground source heat pumps. It is envisaged that the installation of this type of energy saving device will increase during the Plan period and also that innovative new materials will be developed that facilitate this provision provided that the potential impact on the built environment is fully considered. In the case of Listed Buildings or Conservation Areas and other groups of buildings having high amenity value, special consideration will be needed to the siting and type of such installations.

A recent case study\* (Dorset Renewable Energy Deployment by Dorset Energy Partnership) indicates that there are over 15,000 householder, business and community renewable energy installations in Dorset which collectively generate 5.5% of total energy consumption in Bournemouth, Dorset and Poole. The target is for this 5.5% figure to increase towards 7.5% by 2020.

**Sewerage infrastructure**

There are sewerage treatment plants at Gears Mill outside the Plan area, to the South of Holyrood Farm and pumping station units at Long Cross on the A30 on Allen Road adjacent to the A30 Salisbury road, and on the North‑East boundary of the Plan adjacent to Tollgate Park.

Substantial new developments would in generally be designed not only to avoid overloading the existing infrastructure but to have specific bunds and balancing tanks designed into the landscaping, and for the below ground drainage arrangements to conform with the principle of Sustainable Urban Drainage Systems (SUDs). The amount of rainwater recycling and use of below ground harvesting and use of grey water is likely to increase over the Plan period and therefore help reduce the load on the existing network. This should be encouraged.

Sewage treatment plants may be constructed within the boundaries of large developments, off-loading the strains on the existing networks.

Air

There are environmental controls in place to help deal with the adverse effects of air, water, noise and other forms of pollution, and it is anticipated that the environmental agencies will continue to uphold and police best practice in the control of pollutants.

Broadband and Communications.

At present the telecommunications coverage in the Plan area is regarded as [TBC]. Greater coverage and higher network capacity is to be encouraged both for the health and wellbeing of the community but also for the development of trade and employment.

Siting

In relation to all the utility companies, it will be expected that new plant, substations, local micro-installations should be sensitively sited in the context of adjoining buildings.

* 1. Policy: To ensure that rigorous planning and good design is shown in applications for new development and that a significant element of the services to the development will be from a renewable source and designed to enable emerging technology. In conjunction with emerging Building regulation standards and best practice procedures, development should include facilities to use alternative energy; to recycle waste and to harvest rainwater.
1. **Roads and Highways**
	1. Existing network
	2. Shaftesbury is served by two substantial ‘A’ roads, the A30 running East to West and the A350 running North to South. Where they pass through the Plan area, the roads are maintained by Dorset County Council.

There is a substantial secondary ‘B’ road, the B3081 which runs North‑East to Gillingham.

The Plan area map shows the safeguarded route of a proposed bypass for Shaftesbury on the East side close to the county border with Wiltshire. Traffic studies are being conducted to establish the viability of this project. A report dated October 2017 “South of England north south connectivity” published by Bath & North East Somerset Council, Dorset County Council and Wiltshire Council set out the case for North‑South connectivity improvements in the Government’s road investment strategy (RIS2) and the outcome of the various strategic and financial factors being considered by Government is awaited but meanwhile the bypass route will still be safeguarded and the Plan needs to make provision on that assumption.

A local improvement is planned for the B3081 with a proposed link through to the A30 at Longcross.

Maps of both the proposed by pass route and the 3081 link here

Traffic studies are being undertaken to assess what improvements can be made to the congestion at peak times on Christie’s Lane, the original bypass and the North‑South road that currently splits the East and West parts of the town.( see note\*)

(Here there might be a slot for comments on parking but perhaps that is being dealt with elsewhere)

One of the major local concerns is the condition of the roads and the pavements on the Eastern development. The highway was not completed to a standard suitable for adoption by Dorset County Council. There are many reported incidents of similar problems between highway authorities and developers throughout England. This adversely affects the wellbeing of the residents in these new developments.

POLICY
During the Plan period, every encouragement should be given to ensure those involved in planning for, constructing and maintaining the roads and pedestrian ways in new developments to ensure that as closely as possible after the date of handover and occupation, roads and pavements are completed. This should be to a high standard, consistent with the Planning Permission conditions attached, and in accordance with the standards required for those roads and pavings to be adopted by the Local Authority.

Contraventions would need to be penalised both as an encouragement and to reflect the social costs of the inconvenience caused to residents for no other reason than commercial gain.

In considering developments likely to cause a significant impact on local road usage, proposals would need to reflect mot just the short term impact of one particular scheme, but the likely cumulative impact over the plan period.

POLICY

To ensure that major new developments include proper provision for public transport links to schools and other public services.

Further sections

Effect of Electric cars

Car Clubs

Bus and public transport and the need for an integrated plan linking existing and new.

Parking

 \* Dorset County Council Cabinet Meeting 18th March 2015 and A350 Corridor Economic Assessment 28th January 2015.

1. **Future Development: Employment**
	1. ***Overview***

The aim of the Neighbourhood Plan in the context of existing and future development affecting employment, is to encourage an environment in which existing employment can flourish and expand, and create a climate that both attracts and retains new sources of employment.

To quote the National Planning Policy Framework: “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant emphasis should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges for the future.” (\* NPPF Section 6, Paragraph 80)

The NPPF goes on at 6.81 to declare:

“A planning policy should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth having a regard to local industrial strategies and other local policies for economic development and regeneration.

Policies should set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period. The plan should also seek to address potential barriers to investment, such as inadequate infrastructure, services or housing or a poor environment.

The plan should also be flexible enough to accommodate needs not anticipated in the Plan, allow for new and flexible working practices (such as live‑work accommodation) and to enable a rapid response to changes in economic circumstances.”

The Government’s industrial strategy sets out a vision to drive productivity improvements across the UK and it identifies a number of Grand Challenges facing all nations and sets out a delivery programme to make the UK a leader in four of these, artificial intelligence and big data, clean growth, future mobility and catering for an ageing society (HM Government (2017) Industrial Strategy: Building a Britain fit for the future).

The last of these Challenges is particularly relevant to Shaftesbury where 25% ( and rising ) of the current population is in the 65+ age group.

At Paragraph 83 of the NPPF under the heading of “Supporting a prosperous rural economy”:

“Planning policies and decisions should enable

1. The sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing buildings and well‑designed new buildings.
2. It should also enable the development and diversification of agricultural and other land based rural businesses; and
3. It should enable sustainable rural tourism and leisure developments which respect the character of the countryside;
4. It should enable the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

The Table below sets out a summary of the principle sources of employment in North Dorset..



Source: Dorset County Council Census 2011 ( more recent?)

There are many cross currents affecting employment opportunities in the public and private sectors. Some of the sectors illustrated in the Table above will be expanding and some will be contracting. The aim of the Neighbourhood Plan is to encourage an environment in which there is every reason and opportunity for employers to retain and expand their presence in Shaftesbury, and for new employers to be attracted to the town.

The principal geographical locations for employment in the town are set out in the Table below.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Location** | **No. of Businesses** | **Approximate sq. ft. Total** | **Vacant** | **% Vacant** | **Comment** |
| Town centre offices | 30 |  |  |  |  |
| Town centre shops | 140 |  | 4 |  |  |
| Town centre other including leisure |  |  |  |  |  |
| Wincombe Business Park |  |  |  |  |  |
| Longmead Industrial Estate |  |  |  |  |  |
| A30 Salisbury Road |  |  |  |  |  |
|  |  | 1,000,000 |  |  |  |

Source: Survey by NP group and reference to Business rates database

Within the last few years, the Littledown Business Park has been developed for Virginia Hayward providing in excess of 100,000 sq. ft. of warehouse and office space. The property lies immediately outside the parish boundary.

Currently the only new Employment related construction underway is the starter units on the Wincombe Business Park being developed by Toogood Properties..( check Planning and possibly insert map)

Future expansion during the next 13 year period of the Plan is scheduled to take place on the allocated employment land on the South side of the A30, part of which lies within the adjacent parish of Cann.

There has been a long history on this site following its sale by North Dorset District Council to Persimmon Homes. An Outline Planning Permission was obtained by Persimmon Homes for the construction of 300,000 sq. ft. of B1‑B8 industrial and warehouse units which would be developed in phases as demand arose either for owner occupation or letting. There is a set of traffic lights opposite Allen Road which leads into the North side of the residential estate, and this was part of the enabling infrastructure works ahead of the proposed building out of the industrial scheme but the site is unserviced. Parts are on the schedule of Contaminated Land (check)

Persimmon have put forward alternative proposals and do not intend to pursue the original scheme. The current scheme before North Dorset Planning Authority is for a mix of housing ( 94,000 sq. ft. in total), industrial starter units covering 11,000 sq. ft., a two‑form primary school (14,000 sq. ft.), a retail unit of 1,500 sq. ft. and a hotel of approximately 8,500 sq. ft. It adjoins a five acre section of agricultural land outside the settlement boundary which also fronts onto the A30 and has a road frontage to the Higher Blandford Road. 55 houses have been proposed for that site.

This proposal would provide 20,000 sq ft of employment space assuming that the unlikely primary school is excluded from the calculation. This is a fraction of the 300,000 sq ft consented in the original scheme put forward by Persimmon and it represents 2% of the total employment space in the NP area. The Land is the only new employment land available and this is required in order to secure new employers to the Town and allow for the business expansion requirmeents0f existing businesses through the next 15 years.

At the present time there is a relatively low turnover of units on the main industrial estates and units currently known to be in the market for sale, letting or assignment (other than the new starter units under construction) is relatively low as a percentage of the whole (????).

There will inevitably be some infill development, extensions to existing buildings and small windfall sites that will be developed or become available during the remainder of the Plan period and beyond.

There is likely to be some gain and some loss created through Permitted Development Rights, outside the complete control of the Town Planning process. However, an expanding population will require an expanding infrastructure of buildings to provide the workplaces sustaining and creating opportunities for new residents.

The ageing population of the country as a whole but in particular North Dorset, will provide continuing employment in the healthcare sector and there is the likelihood of new jobs being created both in that sector and the meeting the demands for leisure and tourism services. Every assistance should also be given to support the growing number of people working at home and rolling out superfast fibre broadband is one example.

There will be temporary construction employment opportunities.

The aim of the Plan is to create in as far as possible the best environment possible for sustainable and well paid employment opportunities.

Education?

Commuting v Local work

The total number of employed in Shaftesbury at present as set out in the Annual Monitoring Report with data up to March 2017 is as follows:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
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|  |  |  |  |  |  |

It can be seen that population changes will influence both the age and skills of the workforce but also the nature of the services that will be needed to sustain the population. The economy relating to an ageing population will expand as will the employment opportunities to support that population.

Note about increasing home based companies and consultancies? Are there any numbers for this in Shaftesbury\?

Employment relating to the tourism industry is likely to expand both in relation to specific developments taking place in Shaftesbury and also the overall trend throughout the UK for more leisure time.

POLICY: To encourage conditions for attracting and retaining sustainable employment

POLICY: To maintain the zoning of the land to the South of the A30 as Employment Land.

1. A requirement under Section 35 of the Planning & Compulsory Act 2004 as amended. [↑](#footnote-ref-1)