



Dorchester Civic Society

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The Civic Society is currently finalising their response to the Draft Local Plan. We would encourage others to give their views on the document and suggest that they should not feel overly constrained by the questions set by the Council.

The Civic Society is of the view that the new Local Plan provides a unique opportunity to proactively plan the future of Dorchester and the wider Council area with a strategic vision built upon a thorough and up-to-date evidence base. The Society's main concerns with the current Draft relate to:

● A number of fundamental strategic deficiencies (in Section 3 of the Plan), which include:

- * No evaluation of earlier options
- * No core basis against which to measure the Sustainability Appraisal
- * No council-wide spatial strategy
- * No council-wide transport strategy

● At the central Dorset level (Section 4) there is:

- * No spatial strategy for the Dorchester catchment area
- * No transport strategy for the Dorchester catchment area
- * No recognition of the complementary nature of Dorchester and Weymouth
- * No traffic and transportation data to justify the proposals
- * No evaluation of alternative options for major development
- * No consideration of sustainable transport solutions

● Regarding the justification and details for the proposed housing north of Dorchester (Policy DOR13, in Section 5) there is:

- * No viability assessment
- * No Infrastructure Delivery Plan
- * No Housing Deliverability Plan
- * No measures to ensure the promised affordable housing will be provided
- * No information on the prerequisites for a S106 Agreement
- * Confusion about the purpose of the proposed A35/A37 link road
- * The likelihood of significant damaging impact on Dorchester and its setting
- * Insufficient recognition of valued landscapes and their cultural importance
- * No clarity as to what are the prerequisites for the masterplan
- * No 'Movement Strategy'
- * No recognition of the impact of the proposed link road junction on views from the Poundbury Camp ancient monument
- * A lack of implementation detail compared to other proposals in the Plan

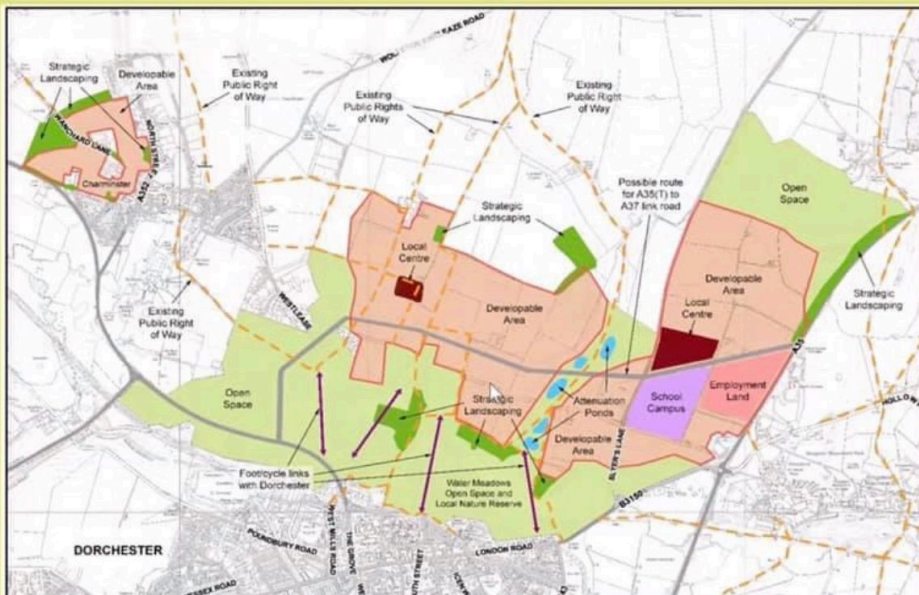
● Regarding other local proposals (Section 6):

- * There is a significant adverse impact of the proposed wind farm at Slyers Lane
- * The proposals for Crossways and Charminster are not thought through regarding their transport connections into Dorchester

● Regarding the policies for Dorchester town centre (Section 7) there is:

- * No up to date 'vision' for the town
- * Unrealistic and outdated retail proposals
- * No up to date local transport strategy
- * No basis for a town centre master plan

Taking all these things together, the Society is of the view that the current plan fails to provide a well-researched, suitably justified and proactive plan to deliver sustainable development in Dorchester or the wider Council area.



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