

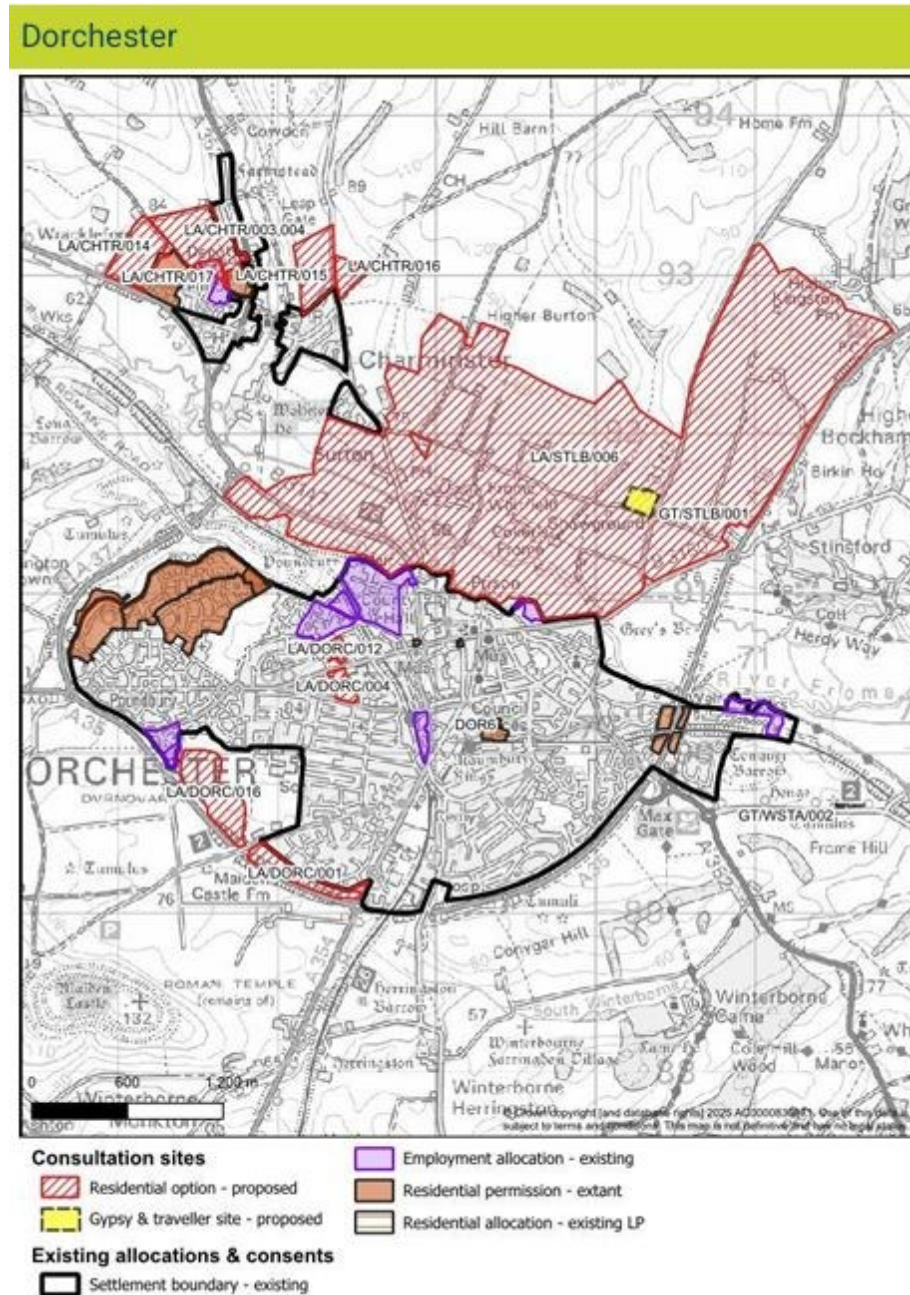
Stinsford Parish Council

Public Meeting on proposed response to
Dorset Council Local Plan Options Consultation –
North Dorchester Garden Community proposals

Dorset Local Plan Options Consultation

- Consultation period 18 August – 13 October 2025
- Explores how much development Dorset Council should provide
- Identifies opportunity sites for new homes, employment land and traveller sites
- Identifies areas of opportunity for wind and solar power
- Opportunity to comment on strategies and policies put forward as well as specific opportunity sites

Dorchester housing opportunity sites



North Dorchester Garden Community - background

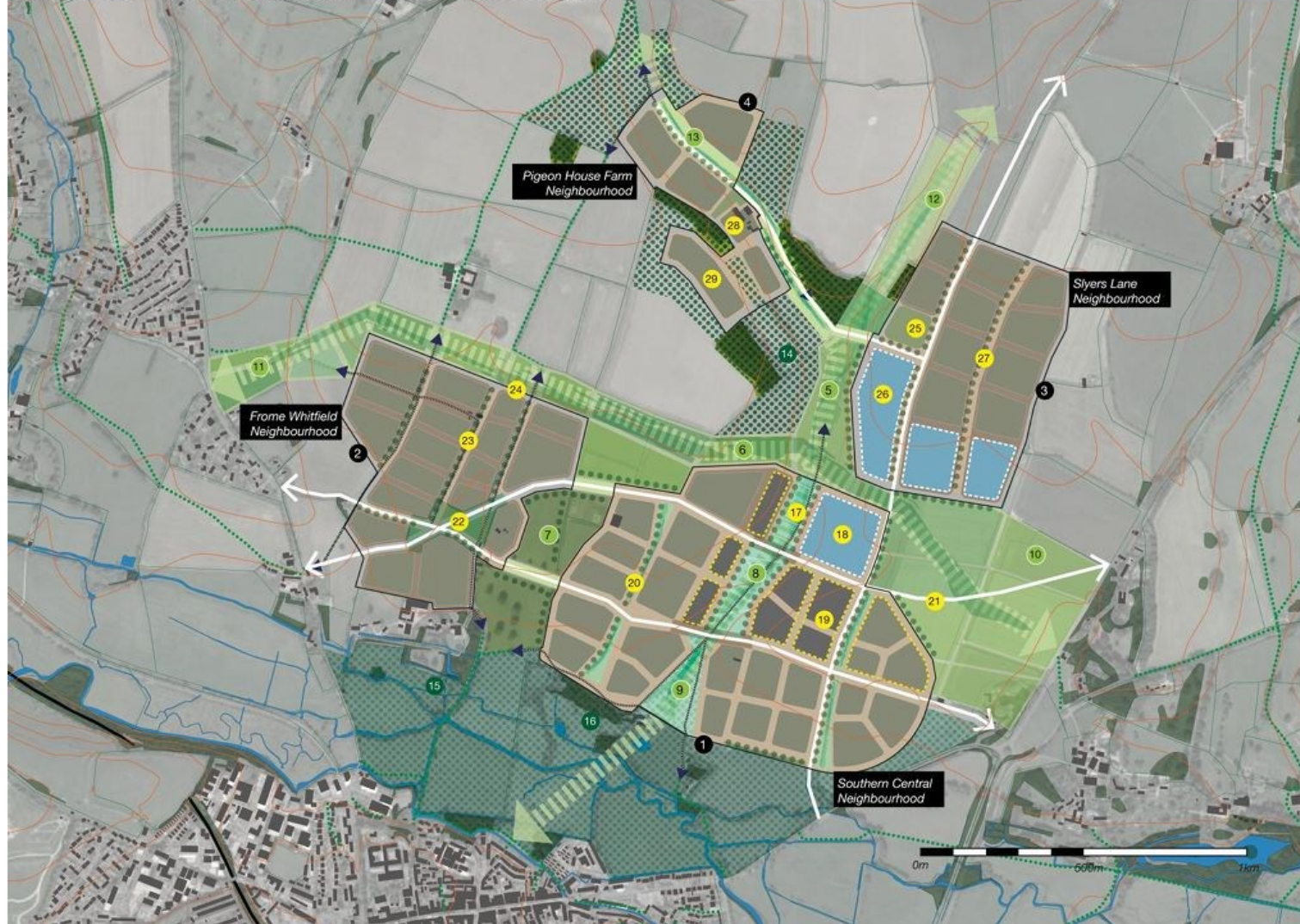
- Development north of Dorchester has been on the table for a while
- 2018 – consultation on preferred options for West Dorset, Weymouth and Portland Local Plan included option to develop land north of Dorchester for a mixed-use urban extension
- 2021 – Dorset Council consultation on options included land north of Dorchester as a proposed mixed use development site (DOR13)
- Site included in Government's Garden Communities Programme
- Masterplan framework prepared to reflect garden communities' principles and qualities

North Dorchester Garden Community

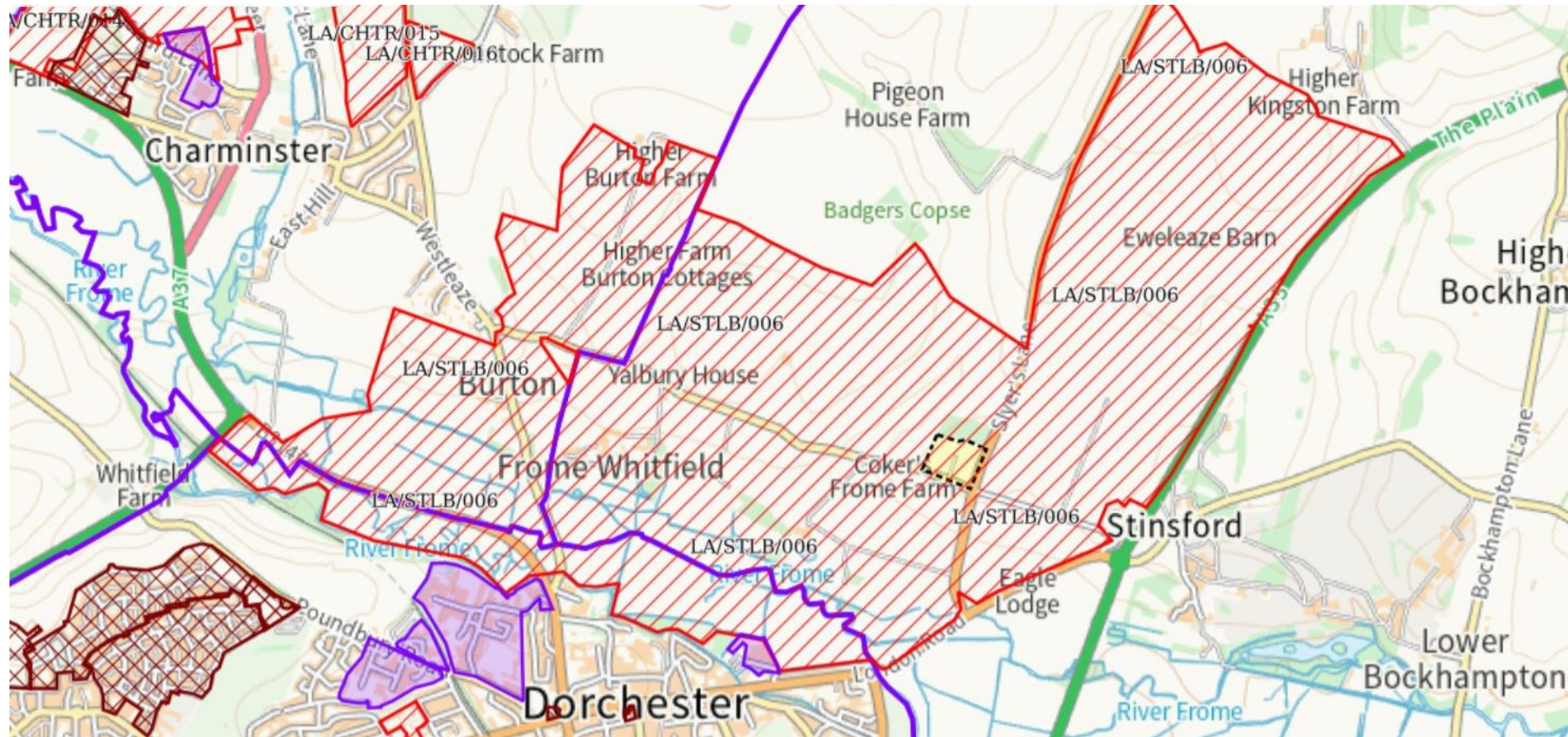
- Masterplan framework published as part of consultation
- Propose 4 neighbourhoods
- Landscape and green infrastructure
- Mixed development in terms of use and activity
- Sustainable access and movement
- Sustainable centre
- 3,500+ homes
- East - West route through site

North Dorchester Garden Community

Figure 15.1: North of Dorchester framework masterplan



North Dorchester Garden Community – most of which is in Stinsford parish



Stinsford Parish Council position

The Parish Council has responded to the previous consultations opposing the proposed large-scale development North of Dorchester for many reasons.

We propose to do so again but want to hear your views in relation to the main considerations ...

Main considerations

Comments are sought on the opportunity site options under the main considerations:

- a. Specific design requirements
- b. Natural environment and ecology
- c. Landscape and visual
- d. Heritage

Main considerations (continued)

e. Flood risk

f. Amenity, health, education

g. Transport (access and movement)

h. Green Belt (if applicable)

i. Other issues

Also specific questions:

Question 42: Since Roman times, the centre of Dorchester has had a prominent position in the landscape. One of the threats to this identity is at the eastern edge of the potential development area (near the A35). Would you support keeping this eastern area more green and open, even if that means fewer homes, facilities and jobs?

a. Agree b. Partially agree c. Disagree d. Partially disagree e. Neutral

Also specific questions:

Question 43. Supporting jobs, homes and services all in one place is an essential part of the health of a town. Do you see new workspaces that are integrated into walkable neighbourhoods and local centres as an attractive part of Dorchester in the future?

a. Agree b. Partially agree c. Disagree d. Partially disagree e. Neutral

Also specific questions:

Question 44: We believe that the valley at Pigeon House Farm can play an important role in encouraging access to nature and celebrating local landscape — What type of development, if any, do you think could help support this in a sustainable way?

- i. A smaller scale of development
- ii. A larger scale of development
- iii. The use of the area as an undeveloped landscape buffer, for recreation, education and nature interpretation, without any housing development.
- iv. A mixture of the above

Also specific questions:

Question 45: What are your priorities for a new east–west route?

What can you do?

- Anyone can submit a response to the consultation
- Encourage you to do so as individuals / businesses
www.dorsetcouncil.gov.uk/dorset-is-changing
- More background at [Garden communities - Dorset Council](#)
- Also respond to the separate North Dorchester Consortium consultation:
www.northdorchester.org.uk/consultation/

Thank you for coming this
evening

www.stinsfordparishcouncil.gov.uk