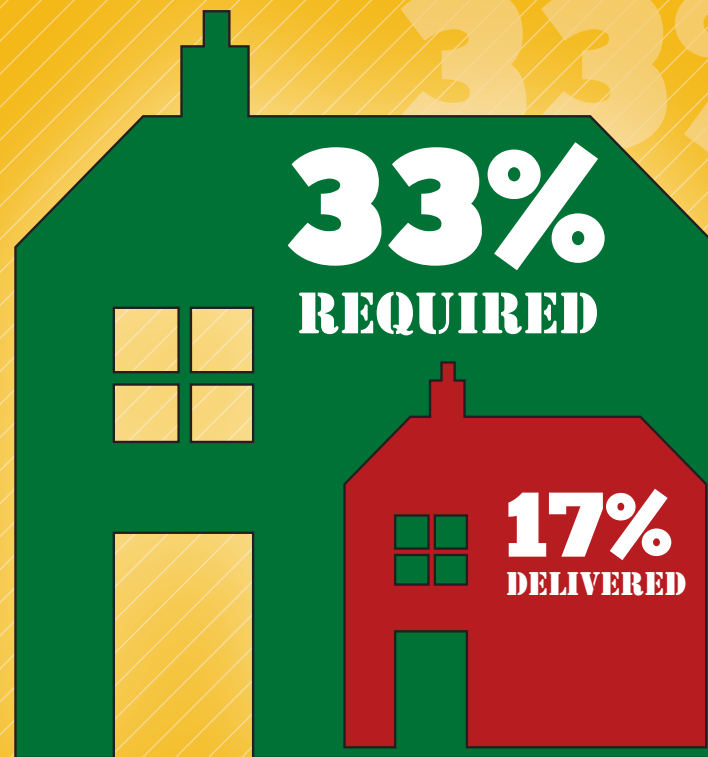


Dorset Council seeks to achieve an average of over 30% affordable units in any new housing development. In fact their average is 17%.



Developers frequently claim their development would no longer be 'financially viable' if they were to build affordable/social housing. These claims are rarely challenged by Dorset Council.

www.stand-dorchester.net

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STAND

Save The Area North of Dorchester.
Supported by Dorset CPRE

www.stand-dorchester.net

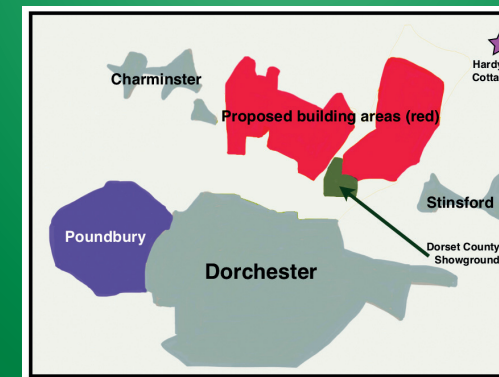


Protecting Dorset
Campaign to Protect Rural England

Dorset Council plan...

**4,000+
HOUSES**

to the north of Dorchester



to meet government targets rather than the needs of local people. Few, if any, of these will be affordable/social houses.

What's going on...?

Developers often avoid building affordable/social housing in their developments. They claim it would make their whole scheme *'financially unviable'*. The 5 acre Dorchester Prison site, which will have no affordable/social housing, is a classic example. To avoid the legal fees associated with an appeal by developers, Dorset Council rarely challenge this practice.

This is critical. The proposed 4,000 new houses to the north of Dorchester will, if the development goes ahead and follows this trend, build thousands of houses we don't need, and very few houses we do. The proposed scheme would be 25 % bigger than Poundbury. **It will create high-cost housing, second homes and massive profits for the developers and land owners** while depriving our town of the reasonably priced housing it desperately needs.

'...25% bigger than Poundbury...'

Apart from the **climate and environmental damage to the area, increased strain on already creaking infrastructure and the loss of agricultural land**, it would just be more of the same pandering to developers' and land owners' greed.

Affordable/social housing is what Dorchester needs. There are brownfield sites, such as Charles Street, available within the town. It's time Dorset Council championed their voters' needs and insisted that all these sites are used, instead of destroying the beautiful downland north of Dorchester.

How many of these houses would be truly affordable, or for social rent?

Today



Tomorrow?



'There is no housing crisis, there's an affordability crisis.'

View from the tower of St Peter's Church

Government-set targets for house building in Dorset are artificially inflated and are challenged vigorously in the June 2020 Dorset CPRE Housing Needs Evidence Report which can be read on both websites:


www.stand-dorchester.net www.dorset-cpre.org.uk

STAND – Save The Area North of Dorchester – is a group of local people campaigning to protect this area of countryside. We include people from all walks of life and all political opinions; some of us are more recent arrivals, but many of us were born and bred here.

What can be done...?

- There will be a Public Consultation on the Local Plan early in 2021. Make your voice heard!
- Sign STAND's 38 degrees petition and donate to STAND's campaign on www.stand-dorchester.net
- Contact your local Parish, Town and Dorset Councillors. See www.dorsetcouncil.gov.uk and www.dorchester-tc.gov.uk
- Write or email your local MP: Rt. Hon Chris Loder MP, House of Commons, Westminster, SW1 0AA chris.loder.mp@parliament.uk
- Write or email the Planning Authority: Spatial Planning Dept, Dorset Council, South Walks House, Dorchester DT1 1UZ planningpolicy@dorsetcouncil.gov.uk
- Write or email the landowners: Ilchester Estates, Melbury House, Melbury Samford, Dorchester DT2 0LF estateoffice@ilchester-estates.co.uk

Cokers Frome Ltd, Cokers Frome, Dorchester DT2 7SD
- Support the Dorchester Area Community Land Trust (DACLT) which is building affordable/social flats to rent in Dorchester. www.daclt.org

Want to know more? Check out the website and follow us on facebook 

www.stand-dorchester.net