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Batch number: _____

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Representor ID # _____

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Representation # _____

North Dorset Local Plan – Part 1

Main Modifications Consultation

24 July to 18 September 2015

Town and Country Planning (Local Planning) (England) Regulations 2012

Response Form

For each representation you wish to make a separate response form will need to be completed.

This is a formal consultation on the legal compliance and soundness of the Local Plan as amended by main modifications. The Inspector produced a note on his preliminary findings into the North Dorset Local Plan Part 1 and this was published on 9 June 2015. The Inspector and the Council wish to be informed about any representations on the proposed main modifications to the Local Plan. Details of the Main Modification documents are available on the Council's web page below:

www.dorsetforyou.com/northdorsetlocalplanmainmod

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Deadline: Midnight on 18 September 2015. Representations received after this time may not be accepted.

Part A – Personal details

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*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title		
First Name		Lynne
Last Name		Evans
Job Title(<i>where relevant</i>)		Consultant
Organisation (<i>where relevant</i>)	Hall & Woodhouse Ltd	Southern Planning Practice
Address	c/o Southern Planning Practice	████████████████████ ████████████████████ ████████████████████
Postcode		████████
Tel. No.		██████████
Email Address		████████████████████

Part B – Representation

✓ Please tick if you wish to be updated on the progress of this document

1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM1

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

- Yes, I would like to participate in the oral examination
- No, I do not wish to participate in the oral examination

6. Your Comments.

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

Support is given to the extended time period for the Local Plan through to 2031. This time period more closely aligns with the National Planning Policy Framework guidance under Plan Making and reflects the discussions at the Hearings and is in accordance with the Inspector's preliminary recommendations.

Continue on a separate sheet if necessary

Signature: L J Evans

Date: 17 09 2015

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Part B – Representation

- ✓ Please tick if you wish to be updated on the progress of this document

1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM2

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

- Yes
 No

3. If no, in summary, why do you not support the proposed modification?

- It has not been positively prepared
 It is not justified
 It is not effective
 It is not consistent with national policy
 It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
 Amend the proposed modification – you should suggest amended wording below
 Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

- Yes, I would like to participate in the oral examination
 No, I do not wish to participate in the oral examination

6. Your Comments.

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

Support in principle to early review of the Local Plan to reflect agreement that housing figures used as basis for this Plan are not up to date. However, and whilst it is recognised that it is difficult to be precise about timescales, the use of the word 'shortly' is considered to be too vague and open ended. It offers no certainty to those seeking to use the Plan as to the reliance that can be placed on the Plan and its policies.

The text indicates that the review will be informed by an updated evidence base drawing on the strategic work underway for the Housing Market Area and Functional Economic Area as well as the Duty to Cooperate.

It is recommended that these timescales are explored further and if appropriate a commitment to an early review of the Local Plan is directly related to the availability of this updated evidence base. It is accepted that this would not necessarily and probably cannot result in a specific date being used, but would make clear the sequence of events leading to such a review.

Therefore it is recommended that:

- a) Updated information is provided on the timescales for the updated evidence base, leading to
- b) Commitment to start review process within [6 months] of such evidence being available.

This modification would assist in ensuring that the Plan is justified and effective and consistent with national policy.

Continue on a separate sheet if necessary

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Part B – Representation

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1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM3

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

- Yes, I would like to participate in the oral examination
- No, I do not wish to participate in the oral examination

6. Your Comments.

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

Support for the revised approach and reinstatement of settlement boundaries for the larger villages is firmly supported.

However there remain a number of concerns which still renders Policy 2 not effective, justified, positively prepared or in accordance with the National Planning Policy Framework:

- a) There is confusion in Policy 2 and the supporting text by continuing to refer to the countryside as including Stalbridge and the villages. There should be a clear distinction between settlements where development is directed and the more restrictive approach to the countryside and the policy amended to reflect this. The policy and the text need to clarify that Stalbridge and the larger villages listed are not in policy terms regarded as forming part of the countryside.
- b) In addition whilst support is given to all those settlements listed as being appropriate to have settlement boundaries retained, this still means that some 30 of the settlements considered in the 2007 review will have their boundaries removed and become part of the countryside where very restrictive policies will now apply. This is still considered too restrictive an approach and fails to meet the positive approach required by the Framework to secure active rural communities.
- c) The most recent exercise to consider the larger of the 'villages' for which settlement boundaries have been reinstated appears to date back to 2007 and is therefore considerably out of date and needs reconsideration and updating in connection with the above.

Continue on a separate sheet if necessary

Signature: L J Evans

Date: 19 / 09 / 2015

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Part B – Representation

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1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM5

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
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5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

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6. Your Comments.

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

Support for the revised approach and reinstatement of settlement boundaries for the larger villages is firmly supported.

However there are still a number of concerns which still renders Policy 6 not effective, justified, positively prepared or in accordance with the National Planning Policy Framework.

There is confusion in the Policy by continuing to refer to the countryside as including Stalbridge and the villages. There should be a clear distinction between settlements where development is directed and the more restrictive approach to the countryside and the policy amended to reflect this.

See also representations to MM3

Continue on a separate sheet if necessary

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Part B – Representation

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1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM13 (para 7.135)

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
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5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

- Yes, I would like to participate in the oral examination
- No, I do not wish to participate in the oral examination

6. Your Comments.

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

Support is given to the revised text at 7.135 which clarifies the role of and approach towards IOWAs pending their review through Local Plan Part 2 /Neighbourhood Plans.

Continue on a separate sheet if necessary

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Part B – Representation

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1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

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MM17

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

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- Yes, I would like to participate in the oral examination
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Please provide more details as to

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- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

The amended policy wording to Policy 19 to refer to development and redevelopment within the settlement boundary (as opposed to existing built up area) is firmly supported – the policy no longer artificially constrains the opportunities for considering the future direction of development. The policy wording is now more consistent with national policy, effective and justified and has been positively prepared.

For consistency it is noted and supported that a similar approach is promoted for the four main towns.

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1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

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MM18

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

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- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

There is confusion in the policies and supporting text because Policy 20 and the supporting text at 8.173 (MM18) defines the countryside as land outside the four main towns, Stalbridge and the larger villages, whereas earlier policies (MM3 – Policy 2 and MM5 – Policy 6) include Stalbridge and the larger villages within the countryside for the purposes of housing numbers. This is not effective or consistent and is not positively prepared.

The term countryside should only be applied to the parts of the district where restrictive policies are properly to be applied.

Notwithstanding the above, the approach under Policy 20 is still considered to be overly restrictive, particularly as it may be applied to some of the smaller settlements where neighborhood plans may wish to promote a more positive approach to development but will be inconsistent with the very restrictive approach set out under Policy 8.2

Continue on a separate sheet if necessary

Signature: L J Evans

Date: 17 / 09 / 2015

If submitting the form electronically, no signature is required.

For office use only

Batch number: _____

Received: _____

Representor ID # _____

Ack: _____

Representation # _____

North Dorset Local Plan – Part 1

Main Modifications Consultation

24 July to 18 September 2015

Town and Country Planning (Local Planning) (England) Regulations 2012

Response Form

For each representation you wish to make a separate response form will need to be completed.

This is a formal consultation on the legal compliance and soundness of the Local Plan as amended by main modifications. The Inspector produced a note on his preliminary findings into the North Dorset Local Plan Part 1 and this was published on 9 June 2015. The Inspector and the Council wish to be informed about any representations on the proposed main modifications to the Local Plan. Details of the Main Modification documents are available on the Council's web page below:

www.dorsetforyou.com/northdorsetlocalplanmainmod

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Deadline: Midnight on 18 September 2015. Representations received after this time may not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. Representations cannot be treated in confidence as Regulation 22 of the Town and County Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title		
First Name		Lynne
Last Name		Evans
Job Title(<i>where relevant</i>)		Consultant
Organisation (<i>where relevant</i>)	Hall & Woodhouse Ltd	Southern Planning Practice
Address	c/o Southern Planning Practice	████████████████████ ████████████████████ ████████████████████
Postcode		████████
Tel. No.		██████████
Email Address		████████████████████

Part B – Representation

✓ Please tick if you wish to be updated on the progress of this document

1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM22

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed modification?

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

- Yes, I would like to participate in the oral examination
- No, I do not wish to participate in the oral examination

6. Your Comments.

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

The proposed policy wording appears to complicate rather than simplify the policy approach and cannot therefore be supported. Paragraph 17 of the Framework sets out that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

The final paragraph does not add to the policy but serves to complicate the tests that the Council will apply:

- a) The test of commercial viability is already set out in the second paragraph.
- b) The importance of the facility to the local community is to be tested how? There are regrettably many instances where local communities indicate that their pub or shop is important to them but they do not actually support them and as a result of this lack of support, such facilities are not therefore commercially viable to retain and continue.
- c) The real and most practical test of whether or not a community facility is viable is a marketing exercise to demonstrate whether there is any other person or organisation who is willing to invest in and continue to operate the business. The supporting text already sets out detailed parameters for such marketing exercises.
- d) The assets of community value legislation is couched in order to ensure that where the disposal of an asset is proposed the local community has an equal opportunity to bid for the business; it does not require that such assets cannot be disposed off once certain procedures have been followed.

It is therefore suggested that :

- i) The final paragraph of Policy 27 is deleted; it adds nothing to an already comprehensive policy and confuses rather than offers further clarity.
- ii) In the event that the final paragraph is retained then the reference to assets of community value and in particular the wording 'the retention of' should be deleted as it exceeds national guidance in terms of protecting the future of such assets.

Continue on a separate sheet if necessary

Signature: L J Evans

Date: 17 / 09 / 2015

If submitting the form electronically, no signature is required.