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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	Mr	Mr
First Name	Paul	Shaun
Last Name	Bedford	Pettitt
Job Title(<i>where relevant</i>)		Director
Organisation (<i>where relevant</i>)	Persimmon Homes South Coast Ltd	Chapman Lily Planning Ltd
Address		[REDACTED]
Postcode		[REDACTED]
Tel. No.		[REDACTED]
Email Address		[REDACTED]

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

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?

No

6. Your Comments.

Please provide more details as to

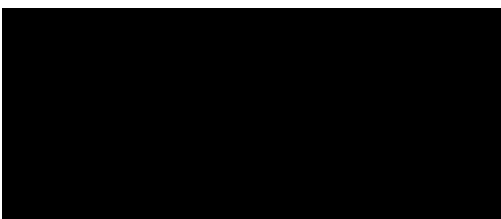
- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

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 amendment to extend the Plan period to cover the period from 2011-2031 is supported in accordance with the provisions of paragraph 157 of the National Planning Policy Framework (NPPF) which requires local plans to be drawn up over an appropriate time scale, preferably a 15-year time horizon post adoption.

Continue on a separate sheet if necessary

Signatur



Date: 11th September 2015

If submitting the form electronically, no signature is required.

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)

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

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.

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MM2 proposes that, in the face of rapidly changing circumstances, ‘the Council will commence a review of the Plan shortly after it is formally adopted’ (my emphasis) to ensure that the Plan remains appropriate for the District. It is considered that the term ‘shortly after’ is ambiguous and does not provide the required level of certainty on the timescales for the Council to undertake a review of the Local Plan to account for factors such as the long awaited publication of the updated Strategic Housing Market Area Assessment.

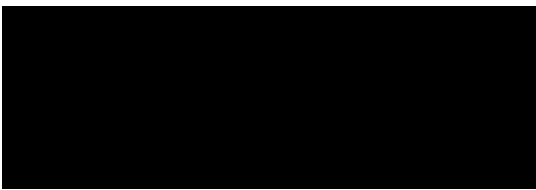
At the Examination Hearing Sessions the Council intimated that the preparation of the Local Plan Part 2, as currently envisaged, could in fact be ‘rolled’ in to a whole or partial review of Local Plan Part 1 to provide a single new consolidated Local Plan.

In light of the current absence of any site specific allocations within the Local Plan Part 1, other than the proposed Gillingham Southern Extension, it is imperative that a clear timetable for the review of the Plan is set out. This is consistent with the recent Inspectors Report in to the neighbouring West Dorset, Weymouth and Portland joint Local Plan in which the Inspector recommended that “a review should be in place no later than 2021, if not earlier, to avoid development having to be allowed in locations which are not favoured or are in less sustainable locations.” (para 84).

Mindful that the Council’s updated housing trajectory set out in Appendix E of the Plan identifies that projected housing completions will fall below the annual requirement of 285 dwellings per annum in the year 2021, it is suggested that Para 1.9 of the Plan should be amended further to read:

‘However, to ensure the plan remains ~~up-to-date it is likely to be reviewed before the end of the plan period. This could be as a whole or in part to respond to unforeseen circumstances and to ensure that the plan continues to plan positively for the development and infrastructure that the District requires.~~ relevant in the face of rapidly changing circumstances, the Council will ensure that commence a review of the Plan is in place by no later than 2021 shortly after it is formally adopted. This will ensure that the Plan remains appropriate for the District and confirm that the plan continues to encourage and secure the development and infrastructure that the District requires. 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 and reflect the Duty to Cooperate.’

Continue on a separate sheet if necessary

Signature 

Date: 11th September 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.

MM5

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

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

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.

Notwithstanding the concerns expressed at the EiP Hearing Sessions and within our corresponding Hearing Statements regarding the Council's decision to plan for a suppressed level of housing growth, accounting for the historically higher rates of housing delivery which have been achieved within the District (on average 394 dwellings per annum over the period 1994-2011), and in the absence of the publication of the updated SHMAA providing evidence of an up-to-date objectively assessed housing need, the proposed modifications to the Council's spatial distribution of housing development as set out in Figure 5.1 and in Policy 6 are supported in so much as they acknowledge the role of Blandford and Gillingham as the main focusses for new housing growth within the District. The proposed substitution of the term 'about' with 'at least' within Figure 5.1 and Policy 6 is also supported, reflecting the emphasis of Para 47 of the NPPF to boost significantly the supply of housing rather than to apply a strict 'ceiling' limit.

However, the proposed modifications serve to further underline the significant over-reliance which has been placed by the Council on the delivery of the sole strategic allocation in the Local Plan Part 1, the Gillingham Southern Extension. As a consequence of extending the plan period to 2031 and bringing latter phases of the Gillingham Southern Extension in to the Plan, this allocation will now be responsible for delivering 30% of the District's total housing supply. In the absence of any further housing allocations within the Local Plan Part 1 this places the Plan at significant risk of failing to deliver the new homes that are needed in the District, including the delivery of affordable housing, particularly in light of the critical infrastructure required to support the allocation.

Dorset County Council records (April 2015) show that, on the basis of existing class size requirements, Gillingham High School has a spare capacity of just 2 places¹. As a consequence, Dorset County Council as the Local Education Authority has confirmed that there will be a need to develop and enhance the Secondary School facilities and accommodation, and that the County Council has been looking for additional playing field land to supplement that which is currently available adjacent to the school².

Appendix A of the Council's Infrastructure Delivery Plan (document ref: SUD020) classifies secondary educational facilities as a 'critical' item of infrastructure and the Council's continued disregard for the need to set out a clear strategy to address the required expansion of Gillingham High School is therefore alarming. It is considered that the Council's approach to growth in Gillingham is not therefore deliverable as currently proposed, and that on this basis the Local Plan Part 1 is unsound in the absence of further main modifications to address the expansion requirements of Gillingham High School.

To this end it is suggested that the land adjacent to Gillingham High School at Windyridge and Woodwater Farms, controlled by Persimmon Homes, should be allocated in preference to bringing forward the later phases of development at the Gillingham Southern Extension in order to provide the additional land required to enable the Gillingham High School to expand and to meet the additional housing requirements arising in Gillingham as a consequence of the Plan period being extended. Not only would the allocation of this additional site provide greater certainty over the delivery of new homes within the District, and Gillingham specifically, but it would also serve to 'unlock' earlier phases of the Gillingham Southern Extension which are believed to be contingent on additional pupil places being made available at Gillingham High School.

Continue on a separate sheet if necessary

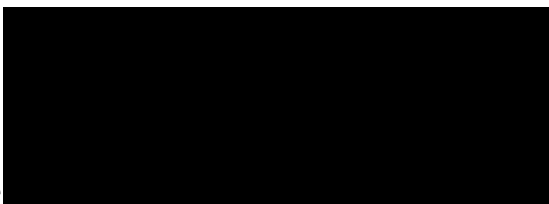
¹ Para 2.1, MHD013

² Para 2.4, MHD013

In view of the pressing need to address Gillingham High School's expansion requirements, the latter phases of the Gillingham Southern Extension should instead be allocated as a reserve housing site and released for development in the event that additional sites are required in future to help meet the District's future housing needs, be that through any shortfall in supply which arises over the Plan period or through an increase in the objectively assessed housing need underpinned by new evidence.

Finally, the Policy estimates the scale of affordable housing development by Town. The Policy should instead give reference to the percentage of affordable housing to be sought on sites by the District Council, such as 30% in Blandford, else it could be interpreted that a shortfall on one site should be made up on another, which is unjustified and I believe not the intention.

Signature



Date: 11th September 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):

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MM6

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

No

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

- It has not been positively prepared
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4. What would you like to happen?

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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
- No

6. Your Comments.

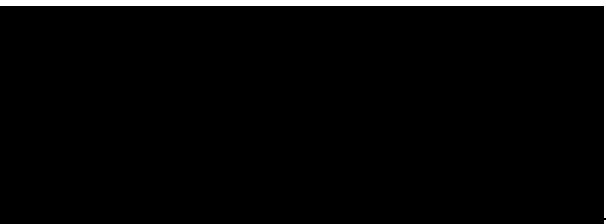
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Figure E.1 as presented is confusing due to the key. It is understood that the 'light blue' columns represent the projected unit completions for the rest of the District – that is all of the District except the Gillingham Southern Extension – and not the District Total as identified within the key. The reference to the light blue column in the key should be amended to read 'Rest of the District'.

Continue on a separate sheet if necessary

Signature  _____

Date: 11th September 2015

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Part B – Representation

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

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MM7

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

No

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Yes

No

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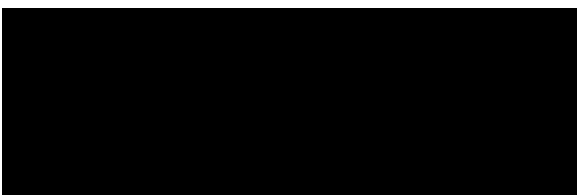
To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

The proposed modification to the supporting text of Policy 7 is supported, acknowledging that the Council has previously confirmed that there is insufficient locally derived evidence to support the adoption of the nationally described standards for new housing. However, it is considered that the reference to 'sizes' in the supporting text of Policy 7 should be removed and the text updated further to read:

'..., that reflects the identified needs for houses with different numbers of bedrooms,'

Continue on a separate sheet if necessary

Signatur



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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	Mr	Mr
First Name	Paul	Shaun
Last Name	Bedford	Pettitt
Job Title(<i>where relevant</i>)		Director
Organisation (<i>where relevant</i>)	Persimmon Homes South Coast Ltd	Chapman Lily Planning Ltd
Address		[Redacted]
Postcode		[Redacted]
Tel. No.		[Redacted]
Email Address		[Redacted]

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.

MM9

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

No

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

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Yes

No

6. Your Comments.

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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.

With respect to the proposed addition of text at the end of Para 6.27 to refer to the conversion of units from Class B8 (storage and distribution) to residential uses and the need to count these as part of the housing land supply, it should be noted that the provisions for such changes of use through the GDPO 2015 are time limited until 15th April 2018.

Given the time limited nature of this source of housing supply, coupled with the numerous practical challenges of achieving the successful conversion of Class B8 units to residential, it is anticipated that such schemes will make only a negligible contribution towards the Council's housing land supply. To this end it should be made clear in the supporting text that these residential conversions will be counted as part of the housing land supply only where applications for prior approval have been granted and there is strong evidence to suggest that such schemes will come forward.

Continue on a separate sheet if necessary

Signature: 

Date: 11th September 2015

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