

North Dorset District Council

Duty to Co-operate Statement

For the

North Dorset Local Plan – 2011 to 2026 Part 1

(Updated to November 2014)

November 2014

Duty to Co-operate Statement
For the North Dorset Local Plan 2001 – 2026 Part 1

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1. Introduction

- 1.1 Following the abolition of structure and regional plans, a ‘duty to co-operate’ has been introduced as a legal requirement of the plan preparation process.
- 1.2 Section 110 of the Localism Act 2011 sets out this duty to co-operate. It requires that councils and public bodies ‘engage constructively, actively and on an on-going basis’ to develop strategic policies, and consider joint approaches to plan making.
- 1.3 The public bodies relevant to this area, as listed in Part 2 of the Town & Country Planning (Local Planning) (England) Regulations 2012 and paragraph 005 of the Duty to Cooperate section of Planning Policy Guidance (PPG), are:
- the Environment Agency;
 - English Heritage;
 - Natural England;
 - the Civil Aviation Authority;
 - the Homes and Communities Agency;
 - Primary Care Trusts (or successor bodies);
 - the Office of Rail Regulation;
 - the Highways Agency; and
 - Highway Authorities.
- 1.4 Paragraph 006 of this section of PPG notes that Local Enterprise Partnerships and Local Nature Partnerships are not subject to the requirements of the duty. However, it also states that ‘local planning authorities and the public bodies that are subject to the duty must cooperate with Local Enterprise Partnerships and Local Nature Partnerships and have regard to their activities when they are preparing their Local Plans, so long as those activities are relevant to local plan making.’
- 1.5 Paragraph 156 of the National Planning Policy Framework (NPPF) sets out the strategic issues where co-operation might be appropriate. This encompasses:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 1.6 Paragraphs 178 to 181 of the NPPF highlight the importance of joint working to meet development requirements that cannot be wholly met within a single local authority planning area, through either joint planning policies or informal strategies

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such as infrastructure and investment plans. The guidance states that ‘local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans’. It also talks of the cooperation between county and district authorities in delivering sustainable development. The mechanisms by which this is achieved should be made clear, and not be a one-off consultation but an on-going, continuous process from planning through to delivery. Further guidance is provided in the Duty to Cooperate section of the PPG.

1.7 This document provides an overview of how the duty to cooperate has been followed. It updates and supersedes the earlier version produced to accompany the Pre-submission document, produced in November 2013. It has been updated to November 2014 and sets out:

- the arrangements for joint working between North Dorset District Council, other neighbouring local authorities and other key stakeholders;
- joint working on planning policy and other policy documents;
- joint working on ‘evidence base’ studies and reports;
- potential duty to co-operate issues;
- monitoring how the duty is met.

2. Arrangements for Joint Working

Introduction

- 2.1 North Dorset is the most northern district in Dorset and its neighbouring local authority areas are:
- East Dorset District to the east;
 - West Dorset District to the west;
 - Purbeck District to the south;
 - Wiltshire Council to the north east; and
 - Somerset County and South Somerset District to the north-west.
- 2.2 The main focus for joint working has been with other local authorities in the Dorset Sub-region (i.e. rural Dorset, Bournemouth and Poole) where there has been a long tradition of working together both in the preparation of Structure Plans and in regional planning. A ‘two tier’ arrangement operates in rural Dorset comprising Dorset County Council together with districts and boroughs. Local authorities in Bournemouth and Poole were once subject to a ‘two tier’ arrangement covering the whole of the Dorset sub-region, but became unitary councils in 1997.
- 2.3 Since the abolition of regional planning and the introduction of the duty to co-operate the Council has established memoranda of understanding with all the local authorities in Dorset and with the authorities in adjoining Somerset. A Statement of Common Ground has also been agreed with Wiltshire Council.
- 2.4 Administrative arrangements for taking forward joint working include:
- a member liaison committee;
 - officer groups at different levels within local authorities; and
 - strategic and local community planning initiatives.
- 2.5 These arrangements are discussed in more detail below.

Memorandum of Understanding with Other Dorset Authorities

- 2.6 The District Council has worked with all the other authorities in the Dorset Sub-region to produce a memorandum of understanding with regard to taking forward the duty to co-operate in Dorset.
- 2.7 Senior managers responsible for planning functions across Dorset (the Dorset Environment Managers Group - DEMG) met in 2012 following the publication of the NPPF. At this meeting they considered the benefits of a memorandum of understanding on the duty to co-operate. It was considered that such an agreement would show the councils’ intent to work together to meet the requirements in the NPPF and the Localism Act. Such an agreement would build on the strong foundation of existing joint working, extending this to a range of

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statutory agencies and other organisations including neighbouring planning authorities that share boundaries with any of the Dorset councils.

- 2.8 A report was taken to North Dorset District Council's Cabinet on 15 April 2013, where it was agreed that the memorandum of understanding, attached at Appendix A, be signed and that authority be delegated to the Chief Executive and General Managers (in consultation with the Portfolio Holder) to agree further changes to the draft memorandum of understanding as are considered appropriate.
- 2.9 DEMG is charged with taking forward the commitments in the memorandum of understanding and also as the body responsible for dispute resolution. The role and function of DEMG is discussed in more detail below.

Memorandum of Understanding with South Somerset District Council

- 2.10 North Dorset has worked closely with authorities in neighbouring Somerset where a 'two tier' system still operates. A memorandum of understanding has been produced to take forward the duty to co-operate with South Somerset District Council, Somerset County Council (and West Dorset District Council).
- 2.11 On 6 July 2012 a joint Officer / Member meeting was held between South Somerset, North Dorset and West Dorset District Councils to:
- summarise the work undertaken on the duty to co-operate to date;
 - discuss cross-border issues and identify any areas where joint working may be required; and
 - obtain Member endorsement for moving forward.
- 2.12 The notes of that meeting are reproduced as Appendix B.
- 2.13 Following that meeting a memorandum of understanding has been worked up as the South Somerset Local Plan (2006 to 2028) has progressed towards adoption. The memorandum of understanding with South Somerset, North Dorset and West Dorset District Councils and Somerset County Council was signed on behalf of North Dorset District Council on 18 June 2013 and is attached as Appendix C.
- 2.14 The memorandum of understanding commits the parties to meet bi-annually (unless all parties give their consent to the cancellation of the meeting). The intention was to review the memorandum of understanding six months from the date of signing (June 2013). However, since then dialogue has principally taken the form of informal discussion and more formal responses to modifications to the South Somerset Local Plan (2006 to 2028) as it has progressed through its examination. Extracts from this dialogue are included in Appendix D.

Statement of Common Ground with Wiltshire Council

- 2.15 In Wiltshire the former Salisbury District (which used to adjoin North Dorset) became part of the unitary Wiltshire Council in 2009. A statement of common

ground was jointly produced with Wiltshire Council during the examination of their core strategy.

- 2.16 North Dorset District Council was consulted throughout the preparation of the South Wiltshire Core Strategy. This plan was originally started by Salisbury District Council in 2007 but was finally adopted by Wiltshire Council in February 2012.
- 2.17 Wiltshire Council is now in the process of incorporating the South Wiltshire Core Strategy into the Wiltshire Core Strategy. Both plans have an end date of 2026 and the proposals in the South Wiltshire Core Strategy are being taken forward unchanged.
- 2.18 The Duty to Co-operate Statement produced by Wiltshire Council in 2012 provided a brief summary of the issues that emerged through consultation, which were largely issues raised by Dorset County Council. An extract from that statement is reproduced as Appendix E.
- 2.19 A Statement of Common Ground was agreed between Wiltshire Council and North Dorset District Council during the examination of the Wiltshire Core Strategy. The Statement of Common Ground examined the relationship between the emerging Core Strategy for North Dorset and the emerging Wiltshire Core Strategy with the purpose of providing the Inspector with a summary of the areas of agreement. The Statement of Common Ground is reproduced as Appendix F.
- 2.20 As the Wiltshire Core Strategy has moved forward dialogue has principally taken the form of informal discussion and more formal responses to modifications as the plan has progressed through its examination. Extracts from this dialogue are included in Appendix G.

Dorset and South Wiltshire Planning and Transportation Liaison Committee

- 2.21 The Dorset and South Wiltshire Planning and Transportation Liaison Committee is a long-established ad hoc committee administered by Dorset County Council, which was set up as a means of securing Member endorsement for strategic planning issues. The Committee, which includes representatives from all Borough and District Councils in rural Dorset as well as the County Council, was particularly active during the preparation of the revised Regional Spatial Strategy (RSS) for the South West and provided a useful forum to enable all Councils in the sub-region to reach agreed positions to help take forward regional policy.
- 2.22 Although not a formal joint committee, its main purpose is to enable Members from all Councils to informally debate and endorse recommendations. Often these recommendations would then be taken to individual councils for formal approval.
- 2.23 More recently the committee has been used as the main Member liaison committee to take forward the Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations DPD. At key stages matters relating to the DPD are

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discussed and agreed by the committee prior to being taken to individual councils for formal approval. For example, the committee gave its endorsement to the main ‘issues and options’ consultation document prior to it being agreed by all individual Dorset councils and subsequently consulted upon from November 2011 to February 2012. The committee has also recently agreed the updated Gypsy and Traveller Accommodation Needs Assessment.

- 2.24 The committee will continue to be used to take forward the DPD towards adoption and may also have a wider role in the future, including taking forward the work of the Dorset Local Enterprise Partnership (LEP). It is likely that the committee will be re-named and its terms of reference updated to reflect its wider, updated role.

Officer Groups

- 2.25 Joint working in the Dorset Sub-region has been, and continues to be, overseen by a series of officer groups at the following levels:

- Director / Head of Planning;
- Planning Policy Manager; and
- Planning Policy Officer.

Dorset Environment Managers’ Group (DEMG)

- 2.26 Heads of Planning formerly met quarterly at the Dorset Planning Officers’ Panel (DPOP). However, with changes to local government, in particular the removal of the ‘heads of service’ tier of management in some councils, the group has been re-constituted as the Dorset Environment Managers’ Group (DEMG) and is attended by senior managers responsible for planning functions across Dorset.

- 2.27 DEMG has been active in drawing up the memorandum of understanding for the Dorset Sub-region. The group has worked to establish areas where future joint working is likely to be required, in particular the need for future shared evidence base studies to plan for the longer term (post 2026). DEMG also provides an appropriate officer grouping to consider and input into the work of the Dorset Local Enterprise Partnership (LEP).

Principal Planning Officers’ Group (PPOG)

- 2.28 The managers of the planning policy teams across the Dorset Sub-region meet quarterly to discuss planning policy matters. PPOG is also attended by Dorset County Council officers responsible for strategic planning, minerals and waste and transport.

- 2.29 The meeting enables the local authorities in the sub-region to discuss: the implications of planning policy changes at the national level, joint working arrangements (both on policy and evidence) within the Dorset Sub-region and to share good practice.

- 2.30 PPOG has been, and will continue to be, the main officer groups that commissions and oversees the production of joint evidence base studies, since many of the managers are the budget holders for this work. In recent years, PPOG has instigated the production of the 2012 Strategic Housing Market Assessment (SHMA) Update and the Bournemouth, Dorset and Poole Workspace Study: Employment Land Projections 2012 Update.
- 2.31 The meeting provides a useful forum for key stakeholder to address all planning policy managers at once on issues of common or strategic interest. For example, in December 2012, PPOG received a presentation from a representative of Wessex Water on their Catchment Management Initiative.
- 2.32 PPOG is regularly updated on transport policy matters since all meetings are attended by the Group Manager – Transport Planning and Development Liaison from Dorset County Council. This arrangement was particularly useful in ensuring that all Councils inputted into the most recent local transport plan (LTP 3), when it was produced in April 2011.

Local Development Officers' Group (LDOG)

- 2.33 LDOG meets quarterly and is attended by a planning officer from all the local planning authorities in the Dorset Sub-region.
- 2.34 LDOG is a working group that helps to facilitate the implementation of District / Borough's local plans (and other planning policy documents) through dissemination of information, good practice sharing, training opportunities, problem solving, awareness raising, facilitation of links between County and District / Borough councils and investigation of (and reporting back on) issues raised by PPOG.
- 2.35 It provides an element of in-house training to planning officers and helps those producing local plans across the sub-region to develop an understanding of common and strategic issues.

Community Planning

- 2.36 Issues raised through community planning processes have informed the formulation of planning policy in North Dorset. In particular, the shared agenda for the future of rural Dorset set out in the Dorset Sustainable Community Strategy and the common issues identified in the four local community partnerships in North Dorset have had a major influence on the vision and objectives of the Local Plan.
- 2.37 Community planning work for rural Dorset as a whole has been taken forward by the Dorset Strategic Partnership (DSP). More locally, community planning work in North Dorset has been taken forward by the four Local Community Partnerships (LCPs) and their overarching body the Community Planning Executive for North Dorset (CPEND). Team North Dorset also provides a means of addressing local issues where coordination between the District Council and the County Council is required.

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- 2.38 The DSP identified key issues across the rural County, many of which were common to a number of Districts (for example the affordability of housing). One of the four current LCPs (covering the Shaftesbury area) extends into neighbouring Wiltshire to capture more local cross border issues. Team North Dorset area panels also provide a forum for addressing local cross-border issues, such as Henstridge Airfield, near Stalbridge.

Dorset Strategic Partnership (DSP)

- 2.39 The DSP was set up in 2002 to provide an umbrella body to bring together the public, private, business, voluntary and community sectors in rural Dorset. The DSP produced (and periodically updated) a sustainable community strategy for Dorset, which informed the North Dorset Local Plan 2011 to 2026 Part 1.
- 2.40 Following the discontinuance of the Local Area Agreement (LAA) and funding through Area Based Grant, a more streamlined structure was put in place to allow partners to focus on local priorities set out in the sustainable community strategy and respond to the new national political agenda of Health and Wellbeing Boards and Local Enterprise Partnerships.
- 2.41 The Community Safety Partnership, the Health and Wellbeing Board and the Local Enterprise Partnership (LEP) are now the main focus of partnership community working in Dorset. In addition a Dorset Community Groups Forum will collate the views of the voluntary and community sector and represent these views at the three partnerships.
- 2.42 There is now also an annual stakeholder forum, usually held in September or October, for partners from the public, private and voluntary sectors to assess and debate progress by each of the partnerships and boards towards the sustainable community strategy and to determine areas of focus for the coming year.

Dorset Sustainable Community Strategy (SCS)

- 2.43 The Dorset Sustainable Community Strategy identified common issues across the rural County, which have helped to shape the vision and objectives of the North Dorset Local Plan 2011 to 2026 Part 1.
- 2.44 The 'first strategy', called "Working Together for Dorset – Community Strategy 2004 – 2020", was produced in 2004. It provided a long-term plan for people and communities in the County and set out a shared vision for the future of communities in relation to improving economic, social and environmental well-being. This was of "*a living, thriving Dorset where everyone has a part to play in creating a better quality of life*".
- 2.45 Work took place during 2006 and 2007 on the preparation of a 'revised strategy'. The revision enabled the DSP to respond to changes since 2004, including opportunities like the 2012 Olympics (the sailing events were held in Weymouth) and challenges such as climate change.

- 2.46 The 'revised strategy' was supported by a detailed and focused evidence base, public priorities identified through a MORI poll in 2005, a Local Issues Paper developed by the DSP Bridging Group and wider partner contributions. The 'revised strategy', called "Shaping Our Future - The Community Strategy for Dorset 2007-2016" was launched in June 2007. It was the SCS, both for the County and for North Dorset that informed the draft Core Strategy produced in March 2010.
- 2.47 The 'revised strategy' was the subject of a 'light touch' revision during 2010. The current SCS both for rural Dorset and North Dorset is Shaping Our Future: Dorset Sustainable Community Strategy 2010 – 2020¹.

Local Community Partnerships (LCPs) and the Community Planning Executive for North Dorset (CPEND)

- 2.48 The community planning model in North Dorset has four LCPs (and may soon have five) focussed on the District's towns and their rural hinterlands. The four existing partnerships are:
- DT11 Forum: covering Blandford and the south of the District;
 - Shaftesbury Taskforce: covering Shaftesbury and the surrounding area including parts of Wiltshire;
 - SturQuest: covering Sturminster Newton, Stalbridge and the rural west of the District; and
 - the Three Rivers Partnership: covering Gillingham and the surrounding area in the far north of the District.
- 2.49 It is proposed to set up a separate partnership for Stalbridge (currently covered by SturQuest), which may also cover Henstridge in South Somerset. A map of the LCPs, as described above, appears as Appendix H.
- 2.50 The coverage of parts of Wiltshire by the Shaftesbury Taskforce and the intention to cover part of Somerset by the proposed partnership for Stalbridge should ensure that local cross-border issues are addressed through community planning. The Community Planning Executive for North Dorset (CPEND) helps to ensure consistency by co-ordinating community planning across the LCPs.
- 2.51 In 2010, the North Dorset LCPs won the Best Community Partnerships Award, awarded by the Local Government Chronicle and the Health Service Journal.

Team North Dorset

- 2.52 Team North Dorset aims to improve life for the residents of North Dorset. A series of Team North Dorset area panels have been established as a way of working to bring local decision making back into the heart of the community.

¹ The 2010 SCS for Dorset can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=157580&filetype=pdf>

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- 2.53 They are a formal part of the way that Dorset County Council and North Dorset District Council, are working together with Town Councils and LCPs to discuss and find solutions to local issues such as car parking and traffic problems, employment regeneration, housing issues and transport.
- 2.54 The panel meets at a different town in North Dorset every quarter so that over a fifteen month period the panel will have met and identified the key local concerns for Blandford Forum, Shaftesbury, Gillingham, Stalbridge and Sturminster Newton. The agenda concentrates on matters of local importance and at the end of each meeting a prioritised action plan is produced for the lead organisation for each issue identified to progress and improve.
- 2.55 A recent meeting of Team North Dorset in Stalbridge discussed issues relating to Henstridge Airfield and was attended by planning officers from South Somerset District Council.

Dorset Local Enterprise Partnership (LEP)

- 2.56 The Dorset LEP is managed by a voluntary board comprising leaders with business backgrounds alongside representatives from local government and further and higher education. The Board was formed in December 2011 and works to: take forward the strategic priorities for the Dorset Sub-region; eradicate barriers to growth; and encourage capital investment.

District Council Representation on the Dorset LEP

- 2.57 The four local government members of the Dorset LEP include a District and Borough Council representative, Ray Nottage, who is the leader of Christchurch Borough Council. The other three representatives are from the Bournemouth Borough Council, Dorset County Council and the Borough of Poole.
- 2.58 It is likely that the Dorset and South Wiltshire Planning and Transportation Liaison Committee will be used to take forward the work of the LEP with input from Members from all Borough and District Councils in the Dorset Sub-region. DEMG will be the means by which senior managers responsible for planning functions across the Dorset Sub-region will consider and input into the work of the LEP.

Dorset LEP Strategic Economic Plan

- 2.59 All Councils across the Dorset sub-region worked together and had an input into the Strategic Economic Plan (SEP) for the Dorset LEP area.² The SEP builds on the area's economic strengths and identifies a range of economic opportunities for growth, including several in North Dorset. The document was submitted to Government on 31 March 2014.

² <http://www.dorsetlep.co.uk/assets/About-Us/Publications/Draft-Economic-Plan/DLEP-Strategic-Economic-Plan-v331Mar14.pdf>

Dorset LEP Planning Charter

- 2.60 The Dorset LEP has produced a planning charter with the aim of creating a business friendly planning system within the LEP area³. The charter is supported by all local authorities in the Dorset Sub-region, including North Dorset District Council.
- 2.61 Policy 1 of the North Dorset Local Plan 2011 to 2026 Part 1 states that the Council will always work proactively with applicants jointly to find solutions. The supporting text to the policy makes it clear that the Council will aim to have regard to any extant protocols, standards and agreements (including the LEP Charter) as part of its commitment to work proactively with applicants to jointly find solutions.

North Dorset, West Dorset and Weymouth & Portland Tri-Council Partnership

- 2.62 West Dorset District Council and Weymouth & Portland Borough Council formed a partnership in 2010. A single workforce currently serves the two councils, which remain separate and sovereign organisations.
- 2.63 In October and November 2014, it was agreed, in principle, that a new ‘tri-council partnership’ should be formed, which would also include North Dorset District Council. The councils aim to have a formal partnership agreement in place by February 2015 and to appoint a joint Chief Executive by the end of March 2015. It is hoped to establish a joint senior management team soon after March 2015 and to establish a single workforce to serve all three councils (and a population of over 235,000) over the next 2 to 3 years.
- 2.64 West Dorset District Council and Weymouth & Portland Borough Council are in the process of preparing a joint local plan with the examination hearings being held in November and December 2014. North Dorset District Council is preparing a separate local plan, which will be submitted for examination in early December 2014.
- 2.65 Once the two local plans currently in production have been adopted, the ‘tri-council partnership’ will provide an opportunity to consider whether different arrangements should be put in place to establish planning policies for the area covered by the three councils, which extends to more than half the shire county of Dorset. At the time of writing (November 2014) discussions on this issue had yet to take place.

³ Working Better Together: Dorset LEP Planning Charter, Dorset LEP (March 2013)

3. Joint Working on Planning Policy and Other Policy Documents

Introduction

- 3.1 Local authorities in Dorset have a long tradition in working together on planning policy. Historically the main focus of joint policy work was the production of Structure Plans, where Borough and District Councils had a direct input into the documents being prepared by the strategic planning authorities in the sub-region. More recently, all the councils in the sub-region have input into the regional planning process, in particular the production of the Revised RSS for the South West, until it was decided to no longer take that document forward in the light of the abolition of regional planning.
- 3.2 Joint policy work still continues, particularly on establishing a joint evidence base to support policy. The Dorset LEP has already started to shape policy relating to the economy and take forward this aspect of strategic planning through the publication of the Strategic Economic Plan for the Dorset LEP area.
- 3.3 At present there are two areas of joint planning policy work directly relevant to North Dorset. These are:
- Policy documents relating to the protection of internationally important heathlands, including: the informal Dorset Heathlands Planning Framework and the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD); and
 - Evidence gathering and the allocation of sites to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople, including assessments of accommodation needs and the production of the Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations DPD.
- 3.4 The District Council has also had an input into joint policy documents prepared by other organisations, in particular:
- Management Plans of the Dorset AONB and the Cranborne Chase and West Wiltshire Downs AONB; and
 - The Bournemouth, Poole and Dorset Local Transport Plan 3.

Heathlands Planning Framework and SPD

- 3.5 Bournemouth Borough Council, the Borough of Poole and Christchurch, East Dorset and Purbeck District Councils have worked jointly towards addressing the adverse impact of additional housing growth within South East Dorset upon internationally important heathland sites. North Dorset District Council has not been a partner in these joint working arrangements, but has been consulted on policy as it has emerged and has developed a complementary approach to the protection of

internationally important heathlands in the North Dorset Local Plan 2011 to 2026 Part 1.

- 3.6 The local authorities listed above produced an interim planning framework (the Dorset Heathlands Planning Framework) in 2007 to secure the protection of internationally important heathlands. The framework sought to ensure that there was no net increase in urban pressures on protected heathlands as a result of additional residential development between 400 metres and five kilometres of any heathland sites. Residential development within 400 metres of protected heathland sites is not permitted.
- 3.7 There are no internationally important heathlands in North Dorset, or within 400 metres of the District boundary, however, there are two areas of heathland (at Black Hill, Bere Regis and within Wareham Forest, both in Purbeck District), which lie within five kilometres of the District boundary. The southern fringe of the District, including the villages of Milborne St Andrew, Winterborne Kingston, Anderson and Winterborne Zelston, lies within five kilometres on these sites, as shown on maps produced by Natural England⁴.
- 3.8 The framework showed how harm to the protected heathlands could be avoided through a range of measures and sets out mechanisms to be applied across boundaries by the local authorities that were parties to the interim planning framework. Following three public consultations during October 2006, December 2010 and February 2012, the document was agreed by the councils of Bournemouth, Christchurch, East Dorset, Poole and Purbeck.
- 3.9 Due to the fact that there are no protected heathland sites in North Dorset and major development is not proposed in the part of the District within five kilometres of such sites, the District Council has not been a party to the interim planning framework. However, the development of this policy and how the District Council could develop a complementary approach has been discussed at the various officer groups that meet in the sub-region.
- 3.10 The issue was also picked up in Section 4 of the Habitats Regulations Assessment of the draft Core Strategy⁵, which recognised that mitigation proposals would need to be worked up in more detail as the document progressed towards submission.
- 3.11 In practice the Council has operated the same approach in North Dorset that has been applied elsewhere within the 400 metre to five kilometre zone around protected heathland sites. The Council has collected financial contributions from residential developers in the extreme southern fringe of the District for a number

⁴ See the Interim Planning Framework area maps 4 and 5, which can be linked from this page - http://www.naturalengland.org.uk/regions/south_west/ourwork/heathlands/dorsetmaps.aspx

⁵ The Habitats Regulations Assessment of the draft Core Strategy can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=147735&filetype=pdf>

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of years. These funds have been used to support measures to mitigate impacts closer to the protected heathland sites. Recently funds collected in North Dorset have been used to fund measures to protect the site at Black Hill, Bere Regis.

3.12 The Dorset Heathlands Planning Framework operated on an informal basis, but following consultation in February 2012 it was adopted as a Supplementary Planning Document (SPD), which commenced operation on 20 September 2012.

3.13 The supporting text to Policy 4 – Natural Environment in the North Dorset Local Plan 2011 to 2026 Part 1: Pre-submission Document makes reference to the production of a Dorset Heathlands Joint DPD. However, this is no longer being taken forward as any land allocations required to provide mitigation for potential impacts, such as Suitable Alternative Natural Greenspace (SANG) areas will now be taken forward through other mechanisms, including Site Allocation DPDs.

Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessments

3.14 All local planning authorities in the Dorset Sub-region have worked jointly to prepare:

- An initial needs assessment in 2007 to input into the regional planning process; and
- An updated needs assessment in 2013 to inform the taking forward of the Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations DPD.

2007 Accommodation Needs Assessment

3.15 The Housing Act 2004 requires local authorities to consider the needs of Gypsy and Traveller communities in their planning policies and housing strategies. In 2007, Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites emphasised the need to ensure that enough sites would be provided across the country and set out a planning process for achieving this.

3.16 At the time Regional Planning Bodies were responsible for identifying in their Regional Spatial Strategies (RSSs) the number of new pitches required to meet the need for Gypsy and Traveller accommodation and the intention was that specific sites would be allocated in DPDs produced by local planning authorities.

3.17 Policy GT1 of the draft RSS, which was published in June 2006, dealt with the issue of Gypsy and Traveller accommodation, but was of an interim nature, recognising that further work was required to properly assess accommodation needs across the region. Subsequently a 'single issue review' was undertaken and in early August 2007 a revised draft Policy GT 1 was published for public consultation.

3.18 In the Dorset Sub-region the assessment of need took the form of a joint GTAA, as required by Circular 01/2006. The survey work was undertaken by Anglia Ruskin University with funding from all authorities in the sub-region and was initially published in May 2006 (although this was updated and a revised version was

produced in March 2007)⁶. The assessment work was managed by Dorset County Council and the information in the study was used to inform the ‘single issue review’ of RSS.

- 3.19 The main data source for the GTAA was a new survey, undertaken by a supervised team of mainly Gypsy / Traveller interviewers, and comprising face-to-face interviews with 143 Gypsies / Travellers on sites of all types and in housing, within the study area in 2005. The sample was designed to be broadly representative of the total survey population, but with emphasis upon those in roadside encampments (who comprise a major demand for new accommodation).
- 3.20 To provide a robust methodology for verification, the survey findings were cross-checked with other data sources, including:
- Official six-monthly counts of ‘gypsy caravans’ carried out by local authorities under three categories (council authorised, private authorised and unauthorised), which does not record showmen, and not usually new Travellers;
 - Local data including the county database of unauthorised encampments (since 2002); and
 - Other research including the results of a focus group meeting of ethnic gypsies from Piddlehinton Gypsy site (conducted by MORI in December 2005).

2013 Updated Accommodation Needs Assessment

- 3.21 In 2012, Opinion Research Services (ORS) were commissioned by all the councils in the Dorset Sub-region to undertake an updated Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment and the final report was produced in October 2013.
- 3.22 The study was required to enable the authorities to comply with their requirements towards Gypsies and Travellers and Travelling Showpeople under the Housing Act 2004. However, there had been considerable changes to national and regional policy since the initial assessment had been carried out in 2007.
- 3.23 National planning policy, as set out in the NPPF⁷, seeks to provide a supply of housing which meets the needs of present and future generations. This includes meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople. The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements, with an additional buffer of 5%.

⁶ The 2007 Accommodation Needs Assessment can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=116780&filetype=pdf>

⁷ Paragraph 7, National Planning Policy Framework, DCLG (March 2012)

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- 3.24 This is reiterated in the associated Planning Policy for Traveller Sites, which states⁸ that when preparing their Local Plans, local planning authorities should identify, and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets and identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.
- 3.25 The 2013 assessment therefore provides an up-to-date basis for establishing 'locally set targets' for the provision of sites for Gypsies, Travellers and Travelling Showpeople, which will inform the Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations DPD.
- 3.26 The main objective of the updated assessment was to provide the councils with a robust, defensible and up-to-date evidence base about accommodation needs during the period until 2028 in five year sections covering 2013-2018, 2018-2023 and 2023-2028.
- 3.27 As with the 2007 assessment, the data for the 2013 study was derived from a variety of sources, but stakeholder engagement and direct contact with Gypsies, Travellers and Travelling Showpeople were central to the assessment.

Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations DPD

- 3.28 All the local authorities in the Dorset Sub-region are working together to produce a joint Site Allocations DPD to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople. It is intended that the DPD will set out a clear strategy, allocating sufficient suitable permanent and transit sites for Gypsies and Travellers and Travelling Showpeople for the period up to 2028.
- 3.29 The work is being undertaken primarily by consultants. Initially, Baker Associates were appointed to undertake the work, but they now form part of Peter Brett Associates, who are currently taking the project forward.
- 3.30 At key stages the endorsement of documentation is sought from the Dorset and South Wiltshire Planning and Transportation Liaison Committee prior to formal approval by each individual local authority in the sub-region⁹. Public consultation on the Issues and Options (including site options) took place between November 2011 and February 2012. Nearly 10,000 individual responses were received in response to the consultation, along with a further 6,400 signatures to various petitions.

⁸ Paragraph 9 (a) and (b), Planning Policy for Traveller Sites, DCLG (March 2012)

⁹ The agendas / minutes for each of the meetings at which approval to publish the Issues and Options Consultation Document was given can be linked from this page <http://www.dorsetforyou.com/397373>

- 3.31 In March 2012 the Government introduced a revised planning policy for traveller sites, which replaced the previous guidance under which the DPD was being produced. This has meant that the consultants have had to re-assess the accommodation needs, as discussed in more detail above.
- 3.32 A number of alternative sites to those set out in the consultation document were proposed in the responses to consultation. These suggested sites have been assessed and those that were considered to be potentially suitable were the subject to a further round of public consultation from 15 September to 24 October 2014.
- 3.33 Policy 10: Gypsies, Travellers and Travelling Showpeople in the North Dorset Local Plan 2011 to 2026 Part 1 sets out the Councils strategic approach to identifying and meeting accommodation needs (i.e. primarily through the Joint DPD). Policy 26: Sites for Gypsies, Travellers and Travelling Showpeople is a development management policy that will be used to determine any planning applications for such sites, whether or not they are allocated in the DPD.

AONB Management Plans

- 3.34 North Dorset includes parts of two AONBs. The District is located on the southern edge of the Cranborne Chase and West Wiltshire Downs AONB and on the northern edge of the Dorset AONB, with the A350 and A357 forming a common boundary on the outskirts of Blandford Forum.
- 3.35 The District Council is represented on both AONB Boards and works to support both partnerships in the production and implementation of their respective management plans. Each plan highlights the importance of the AONBs' special features, sets out a vision, and highlights what needs to be done, by whom and when.
- 3.36 The management plans for both AONB were reviewed in 2008 / 2009 and following extensive public consultation, they were subsequently endorsed by the District Council. These management plans, which ran to 2014, have been reviewed again and the latest versions now cover the period from 2014 to 2019. The District Council was consulted as part of the latest review.
- 3.37 Some elements of the Management Plans supplement and support planning policies and may be material considerations in determining planning applications. Additionally, the Council seeks advice from the AONB teams under agreed protocols, where planning proposals may have an impact on AONB landscapes.
- 3.38 The Management Plans have given rise to a number of special projects including:
- The Historic Landscape Characterisation (HLC) project for the Cranborne Chase and West Wiltshire Downs AONB. It describes the historic features of these landscapes in more detail and will be used to make more informed planning and management decisions within that area of study;

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- The Reclaiming our Rural Roads project, which led to the adoption of the Dorset Rural Roads protocol in April 2008. The project and protocol are based on the principle that the local setting and distinctiveness of the rural environment should be used to guide road management decisions in rural Dorset; and
 - The Winterbournes project, which aims to conserve and enhance the natural and cultural heritage of Dorset's Winterbourne streams: a globally rare habitat.
- 3.39 The Council will support these initiatives in both AONBs as being complementary to statutory planning policy and will continue to work in partnership with the AONB teams to forward the primary purpose of AONB designation.
- 3.40 These commitments have been worked into the North Dorset Local Plan 2011 to 2026 Part 1. The conservation and enhancement of AONBs and the need to foster the social and economic well-being of their communities is identified as an issue requiring collaborative working across local boundaries in Chapter 2. Policy 4 also states that the Council will aim to manage AONBs in a way that preserves their natural beauty by having regard to the objectives of the AONB Management Plans.

Local Transport Plan

- 3.41 The Dorset Sub-region was formerly covered by two separate Local Transport Plans (LTPs), which were:
- The Dorset (Excluding South East Dorset) LTP (2006 – 2011), which covered rural Dorset (including the whole of North Dorset); and
 - The South East Dorset LTP (2006 – 2011), which covered the South-East Dorset area, including Bournemouth, Poole and Christchurch.
- 3.42 These two plans were reviewed and worked up into the current local transport plan, known as 'LTP 3'¹⁰. LTP3 covers the whole of the Dorset Sub-region and was jointly produced by Bournemouth Borough Council, the Borough of Poole and Dorset County Council. It came into effect in April 2011 and sets out a long-term strategy for travel and transport for the period 2011-2026. This approach, based on Department for Transport guidance:
- allows LTP 3 to be reviewed as required and not necessarily every five years as was the case with the first two LTPs;
 - includes a long-term (15-year) strategy with details of transport challenges, trends, vision, objectives and approaches etc.; and
 - includes a 3 year implementation plan showing how the long term strategy will be delivered. The initial implementation plan covered the period from 2011 to 2014: a second implementation plan covering the period from 2014 to 2017 has now been produced.

¹⁰ The main LTP 3 webpage is here - <http://www.dorsetforyou.com/travel-dorset/roads-and-driving/road-information/road-and-transport-improvement-schemes/local-transport-plan-3>

- 3.43 LTP 3 was prepared to reflect the transportation needs associated with the growth proposed in the draft Core Strategy for North Dorset. Many of these needs were identified in the North and north East Dorset Transport Strategy, produced by Buro Happold in March 2010¹¹. LTP 3 also took account of the transportation issues associated with growth at Gillingham, which were initially outlined in 'Assessing the Growth Potential of Gillingham'¹² produced by Atkins in December 2009.
- 3.44 Consultation on LTP 3 involved a range of activities in the period up to March 2011. The three strategic planning authorities consulted stakeholders and the public on the key transport issues for LTP 3 during the early part of 2010, prior to producing a draft document for full public consultation. In North Dorset, consultation on LTP 3 was combined with the Districts' consultation on the draft Core Strategy, where a Transport Officer from Dorset County Council attended all exhibitions.
- 3.45 In rural Dorset the following consultation activities were undertaken:
- annual consultation liaison meetings and several separate informal events with District and Borough Councils;
 - direct contact with individual key stakeholders, generally by electronic means, for example through emails and the internet;
 - presentations and / or workshop events to Transport Action groups and other Community Groups;
 - raising transport issues as part of corporate consultation activities, such as the 'place' survey;
 - questionnaires to the Citizen's Panel;
 - use of an interactive web site, updated as the plan has progressed, with some on line questionnaires and other opportunities to comment; and
 - press releases at key stages and articles in Dorset County Council's newsletter 'Your Dorset'¹³.
- 3.46 Transportation issues are largely dealt with under Policy 13 – Grey Infrastructure of the North Dorset Local Plan 2011 to 2026 Part 1. The supporting text to the policy refers to the North and north East Dorset Transport Study and LTP 3. It also discusses the issue of potential impacts of growth at Gillingham on the strategic highway network, in particular the A303.

¹¹ The three main sections of the North and north East Dorset Transport Study can be linked from this page - <http://www.dorsetforyou.com/396808>

¹² 'Assessing the Growth Potential of Gillingham', Atkins (December 2009) can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=147773&filetype=pdf>

¹³ A full report on the consultation undertaken during the production of LTP 3 is available online <http://www.dorsetforyou.com/media.jsp?mediaid=164571&filetype=pdf>

4. Joint Working on Evidence Based Studies and Reports

Introduction

- 4.1 The Council has worked with a range of other organisations, in producing the extensive evidence base supporting the Local Plan. Extensive co-operation was undertaken between all councils in the Dorset Sub-region in drafting evidence that was submitted as part of the preparation of the Revised South West Regional Spatial Strategy (RSS), some of which remains relevant.
- 4.2 Although the revised RSS is no longer being taken forward, in the light of the abolition of regional planning, joint work has continued. The Strategic Housing Market Assessment (SHMA) first produced in 2008 was updated in 2011 to re-assess the need and demand for housing across the two housing market area in the sub-region. A new SHMA for 'eastern Dorset' was commissioned in mid-2014. Also the employment land projections in the 2008 Bournemouth, Dorset and Poole Workspace Strategy were updated in 2012.
- 4.3 This section outlines the engagement that has been undertaken in relation to the main 'evidence base' studies that support the policies in the Local Plan Part 1. It provides details of the engagement on studies relating to:
- climate change;
 - natural environment;
 - housing;
 - the economy;
 - infrastructure; and
 - growth at Gillingham and Shaftesbury.

Climate Change

- 4.4 The main climate change-related studies are:
- The Bournemouth, Dorset and Poole Renewable Energy Strategy;
 - Landscape Sensitivity to Wind and Solar Energy Developments in North Dorset District;
 - The Bournemouth, Christchurch, East Dorset, North Dorset and Salisbury Level 1 Strategic Flood Risk Assessment.

Bournemouth, Dorset and Poole Renewable Energy Strategy 2005

- 4.5 The Bournemouth, Dorset and Poole Renewable Energy Strategy was first published in 2005. This has been updated and is now superseded by the current strategy, which was published in January 2013.

- 4.6 The 2005 strategy was commissioned by Dorset County Council with funding from the Government Office for the South West. It was produced by the Centre for Sustainable Energy and examined renewable energy both in terms of electricity and heat. The Dorset Energy Group (whose members are drawn from all local authorities in the Dorset Sub-region and community sector representatives) steered the development of the strategy.
- 4.7 A one-day consultation event was held in Wareham in April 2004, which was attended by over 80 representatives of Dorset local authorities, community groups, and environmental organisations. In August 2004 a draft version of the strategy and action plan was sent out to all key stakeholders for their comments. The strategy was finalised in the spring of 2005 and was endorsed by all the local authorities in Dorset as well as 30 local groups and businesses.

Bournemouth, Dorset and Poole Renewable Energy Strategy 2013

- 4.8 The production of the 2013 Strategy was funded by DCLG, which in 2010 selected Bournemouth, Dorset and Poole as one of only 9 local authority areas in the UK to pilot Local Carbon Frameworks, in recognition of their on-going achievements and strong partnership work in the area of sustainable energy.
- 4.9 Regen SW, an independent, not for profit organisation, specialising in sustainable energy, were awarded the contract to review and update the 2005 Strategy. The Strategy update started in September 2010 and was undertaken in two phases:
- Phase 1: Evidence gathering and research; and
 - Phase 2: Consultation and strategy development.
- 4.10 Phase 1 included:
- a review of the policy context affecting renewable energy;
 - a public opinion survey, by over 500 local residents, covering attitudes to renewable energy;
 - an analysis of progress against the original 2005 Strategy;
 - an assessment of the potential renewable energy resources available locally; and
 - development of different possible scenarios for renewable energy generation to 2020.
- 4.11 Phase 2 included a stakeholder consultation event, which was held in Dorchester in March 2011 to gauge views on the level of ambition for renewable energy within Dorset and to test and refine the potential priority areas for action.
- 4.12 A draft Strategy was produced for four months consultation in May 2011, which attracted comments from nearly 200 respondents. All comments were considered

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and a number of amendments were made, as set out in the final version of the 2013 Strategy¹⁴.

4.13 North Dorset District Council endorsed the 2013 Strategy with caveats, as set out below.

4.14 It was resolved “to adopt the Bournemouth, Dorset and Poole Renewable Strategy to 2020, except those parts which seek to identify / set a strategy target, namely:

- an aspirational target of at least 15% of Bournemouth, Dorset and Poole’s energy needs to be met from all renewable sources by 2020; and
- a secondary target of a minimum of 7.5% of Dorset’s energy needs to be met from local renewable energy resources;

4.15 subject to:

- (i) officers seeking to agree to undertake joint work, where necessary, with other Councils to clearly establish the need, opportunities and realistic scope for delivery of renewable energy opportunities in Bournemouth, Dorset and Poole in the light of environmental constraints; and
- (ii) in any event, further work being undertaken to more clearly establish the need, opportunities and realistic scope for delivery of renewable energy opportunities in North Dorset; and
- (iii) the review of the Bournemouth, Dorset and Poole Renewable Energy Strategy, following the completion of such further studies, including the suitability / desirability of incorporating targets.

4.16 All such work to include further landscape sensitivity analysis and a subsequent resource assessment.”

4.17 The Council also sought a number of changes to the wording of the priorities in the 2013 Strategy¹⁵.

Landscape Sensitivity to Wind and Solar Energy Developments in North Dorset District

4.18 One of the strategic actions under Priority Area 3 of the Bournemouth, Dorset and Poole Renewable Energy Strategy 2013 is to use the landscape sensitivity analysis methodology developed in Dorset more widely across the area to understand which areas could accommodate renewable energy installations and the scale of development appropriate in the landscape.

¹⁴ The 2013 Strategy can be viewed online here -

<http://www.dorsetforyou.com/media.jsp?mediaid=180518&filetype=pdf>

¹⁵ A number of organisations signed up to the 2013 Strategy with caveats. The caveats are set out in full in Appendix 2 of the document.

- 4.19 West Dorset District Council and Weymouth and Portland Borough Council had already undertaken some work of this nature and through discussions at officer level, Bournemouth Borough Council and the Borough of Poole decided that they did not wish to participate in such work because of the limited potential for renewable energy developments in their areas.
- 4.20 Christchurch Borough Council and East Dorset, North Dorset and Purbeck District Councils jointly commissioned consultants to undertake a landscape sensitivity assessment of their areas in relation to wind turbines and solar arrays. This work started in September 2013 and was completed in April 2014¹⁶. It was undertaken to a common methodology and also includes common sets of development guidelines for wind and solar energy schemes across the different local authority areas.

The Bournemouth, Christchurch, East Dorset, North Dorset and Salisbury Level 1 Strategic Flood Risk Assessment (SFRA)

- 4.21 In July 2007 consultants were commissioned to produce a Level 1 SFRA. This was commissioned jointly by North Dorset District Council and four other local councils in the Stour and Avon catchment areas, namely: Bournemouth Borough Council, Christchurch Borough Council, East Dorset District Council and Salisbury District Council.
- 4.22 Consultation formed a key part of the data gathering stage of the SFRA and the following stakeholders were consulted:
- the five Councils, Wiltshire Council and Dorset County Council. Planners from the five Councils were consulted regarding site allocations and emergency procedures and drainage engineers were consulted about localised flooding;
 - Environment Agency Development Control, Flood Risk Mapping and Data Management teams from the Wessex Area office (Blandford) were consulted on the SFRA approach. The Environment Agency was also consulted on data availability / suitability, historical fluvial and groundwater flooding, modelling studies, flood risk assessments, flood defences, flood warning procedures and the flood risk from reservoirs within the study area;
 - Wessex Water were consulted regarding known incidences of sewer flooding, sites at risk from sewer flooding and planned schemes to alleviate flooding.
- 4.23 As part of the consultation process, key stakeholders within the five Councils and the Environment Agency reviewed the draft flood maps and provided feedback on the initial findings. The final report was produced in February 2008¹⁷.

¹⁶ The Landscape Sensitivity to Wind and Solar Energy Developments in North Dorset District is available as document ECC018 here - <https://www.dorsetforyou.com/evidence/north>

¹⁷ The Strategic Flood Risk Assessment can be viewed online here - <http://www.dorsetforyou.com/396810>

Natural Environment

4.24 The main natural environment-related studies are:

- Habitats Regulations Assessment (HRA);
- North Dorset Landscape Character Area Assessment; and
- Landscape Impact Assessment of Potential Housing Sites at Blandford and Shaftesbury.

Habitats Regulations Assessment (HRA)

4.25 The purpose of assessments under the Habitats Regulations is to ensure that land use plans will not have any adverse effects on internationally important wildlife sites. The European Court of Justice ruled that the United Kingdom had failed to adequately transpose all of the requirements of the Habitats Directive into UK Law. In response, it was determined that the application of Appropriate Assessment (AA) to all relevant 'land-use plans' (including all relevant Local Development Documents - LDDs) should be made, in order that local planning authorities fully accord with the requirements of the Directive.

4.26 In 2008 the Council undertook a screening exercise to determine whether any of the LDDs set out in the most recent Local Development Scheme (LDS) (at that time the April 2008 LDS) may require AA. An initial screening report was prepared in consultation with Natural England, which concluded that AA was likely to be required for the four Development Plan Documents (DPDs) proposed in the LDS at that time (including both the 'stand-alone' Core Strategy and the Generic Development Management Policies DPD).

4.27 Subsequent to the production of the initial screening report, the Council decided to produce a single Core Strategy and Development Management Policies DPD. The Council appointed consultants (Footprint Ecology) in April 2009 to undertake the Habitats Regulations Assessment (HRA) of the Core Strategy and Development Management Policies DPD. They repeated the initial screening exercise for this DPD and in July 2009 produced an 'evidence gathering and screening' report.

4.28 In July 2009 the consultants were provided with an early draft of the draft Core Strategy and Development Management Policies DPD, which was essentially a 'preferred option-style' version of the document. As a result, a working draft of the HRA was produced in September 2009.

4.29 The working draft of the HRA was discussed with other conservation organisations and comments were made by Natural England, the Dorset Wildlife Trust and the Royal Society for the Protection of Birds (RSPB). The September 2009 working draft of the HRA was used to inform the development of the draft Core Strategy and Development Management Policies DPD. In December 2009 the consultants were

sent a revised draft DPD and were asked to reassess it and in January 2010 they produced the HRA that accompanied the draft DPD¹⁸.

- 4.30 The Council appointed Footprint Ecology to undertake the HRA of the North Dorset Local Plan Part 1. Again a 'working draft' of the Local Plan was provided to enable comments to be made and incorporated into the plan prior to publication. The 'working draft' of the Local Plan already took account of the recommendations made in the HRA for the draft Core Strategy, but the later HRA also made some additional recommendations, which were informed by consultation with Natural England.
- 4.31 The supporting text to Policy 4 provides some detail on the issues relating to all the internationally important wildlife sites that may be affected by development proposed in the Local Plan Part 1 and the policy itself sets out the mitigation measures that are required to ensure that these sites are not harmed by development. Some of these issues relate to sites outside North Dorset, in particular the Dorset Heathlands and Poole Harbour, where a consistent approach across several districts is required.
- 4.32 The Council undertook a further round of consultation on focused changes to the plan in August and September 2014. These focused changes related solely to Blandford, where one proposed broad location for housing growth (Crown Meadows) was proposed for deletion and another (St Mary's Hill) was proposed for inclusion in the plan. An addendum to the HRA was produced to support the focused changes.
- 4.33 To support the submission of the Local Plan Part 1 for examination the Council has produced a further report discussing the implications of the HRA. This report sets out how the Council has responded to the recommendations in the HRA.

North Dorset Landscape Character Area Assessment

- 4.34 The North Dorset Landscape Character Area Assessment (LCAA) was prepared by a senior landscape officer from Dorset County Council (DCC). It was prepared to a common methodology used across all districts in Dorset and was informed by a number of earlier landscape character assessment studies.
- 4.35 A draft of the North Dorset LCAA was sent out for an 8-week period of public consultation from 6 December 2007 to 31 January 2008. Responses were received from:
- Dorset County Council;
 - Vincent Wildlife Trust;
 - Cranborne Chase and West Wiltshire Downs AONB;

¹⁸ The Habitats Regulations Assessment of the draft Core Strategy can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=147735&filetype=pdf>

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- Environment Agency; and
- Council for the Protection of Rural England.

- 4.36 Some minor changes were made to the document in the light of comments received. Inaccuracies were corrected and references to other studies were added, where appropriate and the document was published in March 2008¹⁹.
- 4.37 The Cranborne Chase and West Wiltshire Downs AONB subsequently requested that the ‘Shaftesbury Greensand Ridges’ be identified as a separate landscape character area. This area was mapped and an addendum to the LCAA was produced in July 2008²⁰.

Landscape Sensitivity Studies for Blandford and Shaftesbury

- 4.38 Paragraph 2.8.66 of the draft Core Strategy indicates that a landscape assessment would be required to evaluate the potential impacts of proposed housing sites at Shaftesbury on the setting of the nearby Cranborne Chase and West Wiltshire Downs AONB. The supporting text to draft Core Policy 15 – Blandford (paragraph 2.8.9) also identified that the Dorset and Cranborne Chase and West Wiltshire Downs AONBs are constraints to growth at Blandford.
- 4.39 Consultation on the draft Core Strategy highlighted the concerns of local communities regarding the potential impact of development at Blandford and Shaftesbury on the landscape. With this in mind, the Council employed a senior landscape officer at DCC to undertake a landscape impact assessment of the potential housing sites adjoining Blandford and Shaftesbury, as identified in the District Council's Strategic Housing Land Availability Assessment (SHLAA).
- 4.40 Each site was assessed using the same methodology²¹ which was agreed in discussion with both AONB teams. This approach enabled a number of different sites to be examined against the same criteria, which provides consistent data to help inform judgements about the suitability of sites for development. The main outputs from the assessment are a series of assessment sheets with sets of accompanying photographs²².

Housing-Related Studies

- 4.41 The main housing-related studies are:

¹⁹ The Landscape Character Area Assessment can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=147860&filetype=pdf>

²⁰ The addendum to the Landscape Character Area Assessment can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=147865&filetype=pdf>

²¹ The common methodology agreed by both AONB teams can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=156234&filetype=pdf>

²² The Landscape Sensitivity Study assessment sheets can be viewed online here - <http://www.dorsetforyou.com/399827>

- The Strategic Housing Market Assessment (SHMA) undertaken for the Dorset sub-region, including Surveys of Housing Need and Demand, both for the Bournemouth and Poole Housing Market Area (HMA) and North Dorset District;
- The Strategic Housing Land Availability Assessment (SHLAA) for North Dorset; and
- The Affordable Housing Provision and Developer Contributions Study looking at the viability of affordable housing provision.

Strategic Housing Market Area Assessment (SHMA) 2008

- 4.42 The Government encourages local authorities to work together on the Strategic Housing Market Area Assessment (SHMA) of their area and in the Dorset Sub-region the original SHMA study was commissioned by the Dorset Housing Market Area Partnership. The assessment was undertaken between 2006 and 2008 as one of three pilot studies in the region supported by the South West Housing Body.
- 4.43 Much of the research work was undertaken by officers of DCC and partner authorities. A new study of housing need and demand was also commissioned. This work was undertaken by Fordham Research Ltd in 2007/8. The assessment showed that there are two main housing markets operating in Dorset – one based on Bournemouth and Poole incorporating the local authority areas of Christchurch, East Dorset, Purbeck and North Dorset. The second is based on Dorchester and Weymouth incorporating the local authority areas of West Dorset and Weymouth/Portland.
- 4.44 The SHMA was prepared collaboratively with stakeholders. To help steer the project a working group (partnership) was established of housing and planning officers from each of the constituent authorities and two neighbouring authorities as well as representatives of the Government Office for the South West, the South West Regional Assembly, South West Housing Corporation, local housing associations, the Home Builders Federation, National Landlords Association and local estate agents.
- 4.45 A major part of the survey of housing need and demand was the completion of the primary data collection via postal questionnaires with local households. In total 15,104 households took part in the survey within the Bournemouth and Poole HMA. The questionnaire covered a wide range of issues including questions about:
- current housing circumstances;
 - past moves;
 - future housing intentions;
 - the requirements of newly forming households; and
 - income levels.
- 4.46 Information from the questionnaire survey was used throughout the report (along with secondary information) to make estimates about future housing requirements in the HMA. A stakeholder event was also held. A more qualitative input was

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obtained from 52 local estate agents whose views were sought as part of the study including 6 from North Dorset.

- 4.47 Following the completion of survey work and other research studies, the draft SHMA was published and a second event was held on 4 April 2008, which gave stakeholders the opportunity to respond to the documents. The event was attended by 30 people representing development, housing, business and community interests. A total of 146 individuals and organisations were invited to attend or be represented.

Strategic Housing Market Area Assessment (SHMA) Update 2012

- 4.48 In January 2012 JG Consulting (in association with Chris Broughton Associates) produced an update of the 2008 SHMA. Separate reports were produced both for the Dorchester / Weymouth and Bournemouth / Poole HMAs. The updated SHMA was written in compliance with the 2007 DCLG practice guidance and Planning Policy Statement 3 - Housing (PPS 3), which formed part of national planning policy at the time. The 2012 SHMA reports update estimates of housing need and demand and were produced in consultation with relevant stakeholders. Consultants produced both an update for the Bournemouth / Poole HMA²³ and a summary report for North Dorset²⁴.
- 4.49 A key part of the process was to update household survey data collected and used in the 2008 SHMA. The update reflects a number of changes recorded both locally and nationally which impacted on local housing requirements. These include a large increase in the size of the private rented sector, a decrease in the propensity for owner-occupiers to move and the decreases in house purchase prices. The latter issues were a direct consequence of the credit crunch which affected both the supply and demand side of the housing market.
- 4.50 The 2012 SHMA update was produced with the involvement of stakeholders. The first stage of consultation centred upon individual stakeholders involved in servicing or regulating the local housing markets. They were interviewed to gather information on current housing market conditions. They were also asked to describe trajectories and trends they believed were affecting the market.
- 4.51 The second strand of stakeholder work involved contacting over 150 stakeholders by e-mail to explain the rationale for the study and to ask for any initial thoughts on the current housing market. Where possible, these initial stakeholder comments were then fed through into the analysis.

²³ The SHMA update for the Bournemouth / Poole HMA can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=170148&filetype=pdf>

²⁴ The SHMA update summary report for North Dorset can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=170143&filetype=pdf>

- 4.52 Following the production of the draft report stakeholders were given the opportunity to comment on the findings and attend a workshop where the findings and potential policy implications were discussed. The consultants preparing the updated SHMA presented a summary of findings and also participated in a question and answer session.
- 4.53 The 2012 SHMA update examined future housing needs and provides the basis for the District-wide housing provision figure used in Policy 6 of the Local Plan Part 1. The 2012 SHMA update has also been used to inform local plans produced elsewhere in the Dorset Sub-region.

‘Eastern Dorset’ Strategic Housing Market Area Assessment (SHMA) 2014

- 4.54 The introduction of the NPPF and the need for councils to identify the ‘objectively assessed need’ for housing, prompted councils in the Dorset Sub-region to consider undertaking a new SHMA, which would also assist the review of local plans adopted prior to the NPPF coming into force.
- 4.55 The need for a new SHMA was discussed by all councils across the sub-region. West Dorset District Council and Weymouth Borough Council felt that they needed to review the housing figures in their draft local plan urgently and separately commissioned a study for the Dorchester / Weymouth HMA. The ‘Strategic Housing Market Report’ was the subject of public consultation during summer 2014.
- 4.56 All other councils in the sub-region (including North Dorset) jointly commissioned GL Hearn to undertake the ‘Eastern Dorset’ SHMA, which covered the whole of the Bournemouth / Poole HMA. The consultants were appointed in July 2014, with a view to completing the new SHMA by the end of the year.

Strategic Housing Land Availability Assessment (SHLAA)

- 4.57 The Government requires all local planning authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA) to assist each authority in being able to demonstrate that they have an adequate supply of housing land.
- 4.58 All the local authorities in the Dorset Sub-region (including Bournemouth and Poole Councils) worked in partnership to undertake these studies. Assessments were undertaken for the two HMAs in Dorset: the Weymouth and Dorchester HMA; and the Bournemouth and Poole HMA. The SHLAA was undertaken in accordance with Government guidelines, with some local refinement. It was also produced in partnership with stakeholders including house builders, landowners, social landlords, property agents, local communities and others.
- 4.59 In the Dorset Sub-region a SHLAA panel was set up for each of the two HMA areas, made up of representatives from these groups. Their role was to agree the

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methodology for undertaking the studies across the HMA and then to steer the work through to conclusion in accordance with an agreed protocol²⁵.

- 4.60 The content of the first SHLAA report for North Dorset, with a base date of April 2007, was agreed by the Council's Cabinet on 1 December 2008. It was published in February 2009 and included an update to a base date of April 2008²⁶.
- 4.61 Changes to national planning policy necessitated a full review of the first SHLAA report for North Dorset. A full update (to March 2010) was produced that took account of these national changes and included any newly submitted sites or sites that have been granted planning permission since the 2007 assessment was completed. It also included a brief update in relation to the completions and new permissions to 31 March 2011²⁷.
- 4.62 All SHLAA sites in North Dorset are now mapped on a GIS system. Additional SHLAA sites can be submitted to the Council at any time and, following a review of any additional submitted sites, the GIS system is updated on an annual basis. The housing land supply situation is also updated annually, in the Council's Annual Monitoring Report (AMR), which also takes account of any additional SHLAA sites.

Affordable Housing Viability Studies

- 4.63 East Dorset, North Dorset and West Dorset District Councils together with Christchurch and Weymouth and Portland Borough Councils appointed consultants (Three Dragons) to undertake an affordable housing and residential economic viability study covering the five authorities. The work was commissioned by the Dorset Affordable Housing Task Group on behalf of the councils and was overseen by a project team comprising representatives of the councils.
- 4.64 There were four main strands to the research undertaken to complete the studies:
- Discussions with a project group of officers from the five commissioning authorities and DCC which informed the structure of the research approach;
 - Analysis of information held by each authority, including that which described the profile of land supply;
 - Use of the Three Dragons Toolkit to analyse scheme viability; and
 - Workshops held with developers, land owners, their agents and representatives from a selection of Registered Social Landlords active in the local authority areas.

²⁵ The agreed SHLAA protocol can be viewed online here -

<http://www.dorsetforyou.com/media.jsp?mediaid=147817&filetype=pdf>

²⁶ Information relating to the 2007 SHLAA Report can be viewed online here -

<http://www.dorsetforyou.com/396838>

²⁷ The Council's main SHLAA webpage (and the 2010 SHLAA) can be viewed online here -

<http://www.dorsetforyou.com/shlaa/north>

- 4.65 Two workshops were held towards the beginning of the process. These were at:
- The Community Learning and Resource Centre, Wimborne on 18 November 2008; and
 - The Exchange, Sturminster Newton on 20 November 2008.
- 4.66 The overall conclusions of the study were discussed at a seminar at the Hall and Woodhouse Conference Centre, The Brewery, Blandford St. Mary on 13 November 2009. The final report was published in January 2010²⁸ with more detail of the workshops, seminar and issues raised set out in its appendices.
- 4.67 The affordable housing viability study provided evidence to support planning policies in the Local Plan Part 1, in particular Policy 8 – Affordable Housing. It identified a number of options, in terms of the site-size threshold above which affordable housing should be sought and also the target proportions of affordable housing that should be sought in different parts of the District. The 2012 SHMA Update Report also provided evidence on target proportions.

Economy-related Studies

- 4.68 The main economy-related studies were:
- the North Dorset Employment Land Review: Review of Existing Sites;
 - the Bournemouth, Dorset and Poole Workspace Strategy (and subsequent employment land projections update); and
 - the Joint Retail Study for Christchurch Borough and East, North and Purbeck Districts.

North Dorset Employment Land Review (ELR): Review of Existing Sites

- 4.69 The Council produced the draft Employment Land Review (ELR): Review of Existing Sites for public and stakeholder consultation in January 2007 and the final version was published in April 2007. The ELR recommended the retention of most of the employment sites in the District, although three were identified as having the potential for mixed used regeneration, namely:
- The Brewery, Blandford;
 - Station Road, Gillingham; and
 - The Creamery, Sturminster Newton.
- 4.70 All three sites were proposed for mixed-use regeneration in the draft Core Strategy. Planning permission has been granted for a mixed-use regeneration scheme on the Brewery site at Blandford. Planning permission has been granted for retail units on the north east section of the Station Road site in Gillingham and the Creamery in

²⁸ The Affordable Housing Viability Study can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=148217&filetype=pdf>

Sturminster Newton has been redeveloped with a mixture of affordable housing, a care home and commercial uses in the retained original Creamery building.

- 4.71 The ELR: Review of Existing Sites provided a baseline from which the future need for employment land in the District could be assessed. It was also used to inform both regional policy and the draft Core Strategy. Future employment needs across the whole of the Dorset Sub-region were subsequently examined in more detail in the Bournemouth Dorset and Poole Workspace Strategy (produced in 2008) and the more recent (2012) update of employment land projections.

Bournemouth Dorset and Poole Workspace Strategy

- 4.72 The South West Regional Development Agency (SWRDA), in cooperation with Dorset County Council, the six Districts and the two Boroughs in the Dorset Sub-region commissioned GVA Grimley to review and update the previous (2003) Workspace Strategy. The final document was produced in October 2008. A collaborative approach was undertaken in developing the Workspace Strategy. There were regular meetings with the core client group, two meetings with the Districts' ELR Group and individual meetings with all the local authorities.
- 4.73 The Workspace Strategy sought to *“ensure that there is delivery of sufficient, appropriate employment land and quality of employment premises to meet business requirements and ensure the sustainable growth of the sub-regional economy”*. The Strategy aimed to provide a clear link between the RSS, the Regional Economic Strategy (RES) and planning policy documents being produced in the Dorset Sub-region. The strategy included a delivery plan which identified clear priorities, listed employment sites and identified a range of delivery mechanisms to bring forward appropriate employment space covering geographical areas and sectors.
- 4.74 The Property Market Review was based on: a review and analysis of commercial property data; GVA Grimley's own extensive in-house knowledge of the property market in the sub-region; and consultation with local property agents.

Bournemouth Dorset and Poole Workspace Study: Employment Land Projections 2012 Update

- 4.75 Dorset County Council, the six Districts and the two Boroughs in the Dorset Sub-region all worked together to produce an update of the future need for employment land. This was not a full review of the 2008 Workspace Strategy, but re-examined the future need for employment land.
- 4.76 It was considered important to update the projections to take account of the recession and the autumn 2011 projections from Experian (for the South West Observatory) were used in the study. The revised projections identified a level of need based on 2.5% GVA growth per annum across the Dorset Sub-region and also built in additional flexibility allowances.

4.77 The employment land projections from the 2012 update have been used to inform Policy 11 – The Economy. Since these projections show that there is more than sufficient land in North Dorset to meet the identified need, they also underpin the Council’s more flexible approach to uses on employment sites put forward in the policy.

Joint Retail Study for Christchurch Borough and East, North and Purbeck Districts

4.78 In July 2007 Nathaniel Lichfield & Partners (NLP) was commissioned by Christchurch, East Dorset, North Dorset and Purbeck Councils to prepare a joint town centre and retail study. The study examined the main town and district centres within the four local authority areas, including Blandford Forum, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge, and provided:

- an assessment of the future needs for additional retail facilities within the four local authority areas up to 2026;
- an analysis of the role, function and network of existing centres within the four local authority areas;
- an assessment of the capacity of each District to accommodate growth, and identifies potential development sites; and
- a policy review of local issues and options.

4.79 The joint retail study included:

- a telephone questionnaire survey of 2,018 households in the study area, undertaken by NEMS Market Research during September and October 2007;
- a postal survey of businesses in the study area in November 2007. 447 businesses responded, giving their views on a range of issues;
- a postal survey of 300 national / regional retailers asking whether they intended to locate within the study area.

4.80 A stakeholder consultation event was held in Blandford on 7 December 2007 with representatives from retailers, Blandford Town Council, Shaftesbury and District Chamber of Commerce, the DT 11 Forum, SturQuest and the Three Rivers Partnership. At this event NLP gave a presentation of their draft findings and a series of breakout sessions were held where the views of stakeholders were sought on the issues facing each of North Dorset’s town centres. The views expressed in these sessions helped to inform the SWOT analyses in Volume 2 of the Joint Retail Assessment.

4.81 The joint retail study has been used to inform Policy 12 – Retail, Leisure and Other Commercial Developments. The work on defining town centre boundaries, primary shopping frontages and primary shopping areas will also be used to inform the Local Plan Part 2 and / or neighbourhood plans for the District’s four main towns.

Infrastructure

- 4.82 The main infrastructure-related studies were:
- the North and north East Dorset Transport Study;
 - the Dorset Residential Car Parking Study; and
 - the North Dorset Audit of Open Space and Assessment of Local Need.
- 4.83 In 2014 Poole Borough Council and Purbeck District Council employed Peter Brett Associates to undertake various studies, to inform the review of their adopted local plans, including a viability study.
- 4.84 Later the 2014 North Dorset District Council also appointed the same consultants to produce a whole plan viability assessment and to support work on taking forward the Council's Community Infrastructure Levy Charging Schedule. This enabled a joint workshop on viability to be held with landowners, developers and agents across a wider geographical area.

The North and north East Dorset Transport Study

- 4.85 In 2007 Dorset County Council commissioned consultants (Buro Happold) to undertake three area-wide transport studies to support planning policies and identify the likely levels of investment required in transport infrastructure in rural Dorset. One of these studies covered the whole of North Dorset and the northern part of East Dorset District.
- 4.86 The management of the study was overseen by a steering group including representatives from Dorset County Council, Dorset AONB, Cranborne Chase and West Wiltshire Downs AONB, the Highways Agency, North Dorset District Council, East Dorset District Council and the Dorset Association of Parish and Town Councils.
- 4.87 The study was a largely technical exercise and involved a review of current policy and the production of an 'existing conditions report' and a 'transport modelling report' to support the emerging strategy²⁹.
- 4.88 Some stakeholder involvement, notably with transport operators, took place during the production of the 'existing conditions report', the 'transport modelling report' and the 'emerging transport strategy report'. These technical reports provide the evidence to support: the transport element of the draft Core Strategy (and subsequently the Local Plan Part 1); and the Local Transport Plan (LTP 3).
- 4.89 The consultants looked at capacity in the Gillingham area and also wrote the transport section of 'Assessing the Growth Potential of Gillingham', produced by Atkins in 2009. The work from the two studies informed Policy 17 – Gillingham and Policy 21 – Gillingham Strategic Site Allocation.

²⁹ The existing conditions report, the transport modelling report and the emerging transport strategy report can be linked from this page - <http://www.dorsetforyou.com/396808>

- 4.90 A summary of all three transport studies was also produced³⁰, which examined cross-border traffic movements, including those in the A303 corridor between Yeovil and Salisbury. The transport model used in the studies incorporated traffic data from the Highways Agency and neighbouring Devon, Somerset and Wiltshire Councils.

Dorset Residential Car Parking Study

- 4.91 The residential car parking study was commissioned in 2007 by a partnership involving all nine local planning authorities in the Dorset sub-region and three private sector developers (C G Fry & Sons Ltd; The Duchy of Cornwall and Morrish Builders (Poole) Ltd). The study was carried out by WSP Development and Transportation and Phil Jones Associates. The project was overseen by a steering group with representatives from all the organisations listed above, with additional contributions from CABE Space Enabling and officers from Wiltshire County Council acting as peer review critical friends.
- 4.92 The study was largely technical in nature drawing on car ownership and other data from the 2001 Census. This was supplemented by a study of car parking on 24 sites in rural Dorset that had been built since 2001, including 8 in North Dorset. As part of this study a postal survey was carried out with returns from 516 households across the rural County.
- 4.93 The study provides a common approach to the provision of residential parking across Dorset, which takes account of the differences in the need for parking in urban and rural areas. The study was used to inform Policy 23 – Parking and the Council’s standards and guidance for parking provision, set out in Appendix C of the Local Plan Part 1.

North Dorset Audit of Open Space and Assessment of Local Need

- 4.94 Consultants (Strategic Leisure) were appointed in December 2004 to undertake an audit of open space and to identify local needs for facilities. A number of key research exercises were undertaken during the period January – May 2005, to identify the extent and condition of existing sport, leisure and open space provision and to seek local views on this issue.
- 4.95 In seeking to identify local needs, consultation with the community and stakeholders took the form of: door-to-door, sports club and school surveys; face-to-face meetings; telephone consultation; and freephone and e-mail services. These included:
- Door-to-door interviews with 600 local residents, including both facility users and non-users;

³⁰ The summary of the three transport studies undertaken in rural Dorset can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=170047&filetype=pdf>

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- Postal surveys to more than 60 sports clubs to ask for views about quantity, quality and access;
 - A postal survey of the Council's 33 Elected Members;
 - Interviews with more than 20 identified key stakeholders;
 - Consultation via questionnaires in local libraries, youth and community centres;
 - A postal questionnaire to all Friends of Parks Groups;
 - A questionnaire survey to over 60 village halls, church halls, halls and national societies such as scouts;
 - A freephone consultation service operating for a three month period which was promoted in a number of local newspapers.
- 4.96 As part of the audit of local provision, site visits were made to all known open space, sport and recreation facilities with community use and consultation with facility providers was undertaken. Local consultation was also undertaken in establishing quantity, quality and accessibility standards.
- 4.97 The audit was used to inform Policy 15 – Green Infrastructure in the Local Plan Part 1 and will also be used to aid the production of the Council's Green Infrastructure Strategy and any proposals to enhance the provision of green infrastructure at the local level through neighbourhood plans.

Place-based Studies

- 4.98 The Landscape Impact Assessment of Potential Housing Sites at Blandford and Shaftesbury, which required joint working with both the Dorset and Cranborne Chase and West Wiltshire Downs AONBs, is discussed earlier in this section of the document. A range of 'place-based' studies have been produced to support the policies in the Local Plan Part 1. In general these deal with local issues, but two in particular raise potential cross-border issues. These are:
- the 'Gillingham study' - Assessing the Growth Potential of Gillingham, produced by Atkins in December 2009; and
 - the Development Brief for Land on the Eastern Side of Shaftesbury, which was adopted as Supplementary Planning Guidance in January 2003.

Assessing the Growth Potential of Gillingham

- 4.99 In February 2009 DCC and the District Council employed consultants (Atkins working with Buro Happold on transport issues) to assess Gillingham's potential to accommodate future housing and employment growth in the period up to 2026 and beyond.
- 4.100 The potential of the town to accommodate growth had already been discussed through the preparation of the RSS, but the discussions were not supported with much evidence. The purpose of the study was to inform the District Council's emerging Core Strategy and to inform any future review of regional policy looking beyond 2026.

- 4.101 The study was able to draw on recent District-wide studies (such as the SHLAA and emerging North and north East Dorset Transport Study) as well as locally-based documents (such as the Three Rivers Partnership’s Community Plan and their Open Spaces Group Report). The consultants also undertook additional research, (such as a socio-economic analysis and benchmarking with other similar-sized market towns), and drew all this information together into a number of scenarios or options for the future.
- 4.102 The project was managed by a small steering group of officers from the District Council and DCC. A wider ‘reference group’ was also set up comprising key stakeholders at both the regional and local levels including:
- The Highways Agency;
 - South West Trains;
 - The Environment Agency;
 - Homes and Communities Agency;
 - Dorset PCT;
 - Gillingham Town Council;
 - Shaftesbury Town Council;
 - The Three Rivers Partnership; and
 - Shaftesbury District Task Force.
- 4.103 Early progress of the study was discussed at a reference group meeting 27 April 2009. A further reference group meeting was held when the study was at a more advanced stage on 1 July 2009. Details of attendees at the two reference group meetings are set out in Appendix H of the final report, which was produced in December 2009³¹.

The Development Brief for Land on the Eastern Side of Shaftesbury

- 4.104 Much of the land on eastern side of Shaftesbury is allocated for housing development in the North Dorset District-wide Local Plan, which was adopted in 2003. The District Council prepared a development brief for the site at the same time that the allocation was being progressed through the Local Plan. The Council adopted the brief as Supplementary Planning Guidance on 31 January 2003, after extensive public consultation through the ‘Enquiry by Design’ process.
- 4.105 The ‘Enquiry by Design’ approach involved a site visit and a workshop held on the 4 and 5 March 2001 respectively. These were attended by;
- Landowners and developers;
 - Town / District / County Councils;
 - Local residents;

³¹ Assessing the Growth Potential of Gillingham can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=147773&filetype=pdf>

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- Government agencies (e.g. Environment Agency);
 - Statutory undertakers; and
 - Housing Associations.
- 4.106 The events were led by representatives from The Prince's Foundation and were divided into three workshops which discussed:
- Movement / infrastructure / engineering;
 - Urban design principles; and
 - Landscape / ecology / topography.
- 4.107 The process resulted in a number of principles being agreed to guide the future development, which were subsequently updated following a further consultation period and Enquiry by Design workshop in June 2002. The main issues raised at the first two workshops were:
- Access and Infrastructure;
 - Phasing of development;
 - Employment on land south of Salisbury Road;
 - Pedestrian and cycle links; and
 - The proposed outer by-pass for Shaftesbury.
- 4.108 At the third Enquiry by Design workshop in June 2002 the following main issues were raised:
- Housing densities;
 - Parking;
 - Access north and south of the A30;
 - On-site school provision; and
 - Sustainable construction methods.
- 4.109 Two planning applications for a comprehensive scheme of 670 dwellings, which cover most of the site, were granted consent by the Secretary of State on 3 May 2007 following a call-in inquiry in January of that year. The site is currently under construction.

5. Duty to Co-operate Issues

Introduction

- 5.1 This section begins by giving a brief overview of the spatial characteristics of the District setting out how these characteristics influence issues that may require a strategic approach or cross-border co-operation. In that context, it then examines:
- growth-related issues; and
 - environmental issues.
- 5.2 In relation to growth it examines:
- how the Council has co-operated to understand and address housing and economic development issues in the Dorset Sub-region and transport issues;
 - how growth in North Dorset may potentially affect neighbouring areas; and
 - how growth elsewhere may affect North Dorset.
- 5.3 In relation to the environment it examines how the Council has co-operated in relation to:
- renewable energy generation;
 - the protection of internationally important wildlife sites; and
 - the conservation and enhancement of AONBs.

The Spatial Characteristics of North Dorset

- 5.4 Chapter 1 of the Local Plan refers to this Duty to Cooperate Statement and Chapter 2 provides an overview of the spatial characteristics of the District at the sub-regional level. This identifies a 'north / south' divide in the District and shows how the features of the natural environment have influenced economic and social factors, such as housing markets, economic zones and transport movements.
- 5.5 The spatial characteristics show that whilst much economic and social interaction (in terms of housing markets, economic activity and transport movements) is with the rest of the Dorset Sub-region, there is also some interaction (particularly in the north of the District) with neighbouring Somerset and Wiltshire.
- 5.6 Given the rural nature of North Dorset and the relatively small size of the main towns in the District there is a degree of self-containment. For example, the joint retail study showed that Blandford, Gillingham, Shaftesbury and Sturminster Newton each primarily served their own catchment area and their town centres all had a limited draw beyond their respective catchment area boundaries.
- 5.7 The rural nature of the District and the distances to the larger nearby towns also limit levels of interaction. In the southern part of the District the South East Dorset conurbation lies 15 miles south-east of Blandford and Dorchester lies 17 miles south-west of the town. In the northern part of the District Yeovil (in Somerset) lies

16 miles to the west of Sturminster Newton and Salisbury (in Wiltshire) lies 20 miles to the north-east of Shaftesbury.

5.8 The global issue of tackling climate change is clearly an environmental issue where co-operation can help to develop a strategic approach to matters such as renewable energy generation and flood risk. The rural nature of the District (and much of the Dorset Sub-region) also give rise to two key strategic environmental issues (as explained in Chapter 2 of the Local Plan), where co-operation is required. These are:

- the protection of internationally important wildlife sites, particularly those in the ‘heathland zone’ beyond the southern edge of the District; and
- the conservation and enhancement of AONBs (primarily on the chalk outcrops in the south of the District) and the need to foster the social and economic well-being of their communities.

Housing, Economic Development and Transport Issues

5.9 The Memorandum of Understanding between local authorities in the Dorset Sub-region (see Appendix A), arrangements for joint working (see Chapter 2) and joint working on evidence based studies (see Chapter 4) should ensure that all Councils in the sub-region continue to work together on key strategic issues relating to growth, such as housing, economic development and transport.

Housing Issues in Dorset

5.10 In relation to housing issues in Dorset, the Council has:

- Worked with all other Councils in the Dorset Sub-region to produce a Strategic Housing Market Assessment (SHMA) in 2008, which was updated in 2012. A new SHMA for ‘Eastern Dorset’ (which covers the whole of the Bournemouth / Poole HMA) was commissioned in 2014. The ongoing commitment to joint working on SHMA studies ensures that assessments of housing needs (and demand), both in North Dorset and the wider Bournemouth / Poole Housing Market Area (HMA) remain up-to-date;
- Worked with all other Councils in the Dorset Sub-region to develop a common approach to the production of a Strategic Housing Land Availability Assessment (SHLAA). The 2007 SHLAA, the full 2010 revision and subsequent updates provide an up-to-date assessment of the potential supply of housing land in North Dorset;
- Worked with East Dorset and West Dorset District Council and Christchurch and Weymouth & Portland Borough Councils to produce a study of the viability of affordable housing provision across the five local authority areas. SHMA studies provide further evidence on the proportion of affordable housing that should be sought across the HMA and in each District; and
- Worked with all other Councils in the Dorset Sub-region to assess the accommodation needs of Gypsies, Travellers and Travelling Showpeople across

the Dorset Sub-region and to produce a Joint DPD that allocates sufficient sites to meet the identified accommodation needs.

- 5.11 The 2012 SHMA Update identifies a need for the provision of 280 dwellings per annum in North Dorset. Over the 15-year period from 2011 to 2016, this equates to 4,200 net additional homes. The SHLAA was used to inform the selection of housing sites and Policy 6 – Housing Distribution makes this level of housing provision in North Dorset, showing how these homes will be distributed in the four main towns and the countryside.
- 5.12 The Local Plan Part 1 makes provision for more than 4,200 homes in total. Policy 21 – Gillingham Strategic Site Allocation identifies sufficient land for the provision of 1,800 homes, but estimates that only 1,240 of these homes will be delivered by 2026. The policy would allow more homes to come forward at Gillingham within the plan period, if justified by a re-appraisal of market conditions undertaken to support the Master Plan Framework for the site.
- 5.13 Policy 6 – Housing Distribution proposes that at least 230 homes will be provided in the countryside (i.e. all of the District outside the four main towns). In the light of the number of homes already built since 2011 and the number of homes with planning permission, this modest minimum level of provision should be easily achieved. With the take up of neighbourhood plans, the option of local communities to ‘opt in’ to the Council’s Site Allocations DPD and the potential for delivery through other mechanisms, such as rural exception sites, it is highly likely that the minimum level of provision needed in the countryside to deliver 4,200 homes across the District will be exceeded.
- 5.14 Since the Local Plan Part 1 makes adequate provision for the identified need for housing in North Dorset, the Council does not need to look outside its administrative boundary to make further provision. Similarly levels of housing provision is sufficient in West Dorset, South Somerset, Wiltshire and East Dorset to enable these councils to meet their own housing needs without looking to North Dorset.

Economic Development Issues in Dorset

- 5.15 In relation to economic development issues in Dorset, the Council has:
- Worked with all other Councils in the Dorset Sub-region to produce a workspace strategy (in 2008) and a further update of the future need for employment land (in 2012), both across the sub-region and in North Dorset; and
 - Worked with Christchurch Borough Council and East and Purbeck District Councils to produce a joint study of future retail needs.
- 5.16 The update of the future need for employment land showed a requirement for 26.2 hectares of employment land in North Dorset in the period from 2011 to 2026. The update also identified 49.6 hectares of available employment land in the District

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having taken account of sites that were released as part of the Council's Employment Land Review.

- 5.17 Since the Local Plan Part 1 makes adequate provision for the identified need for employment land in North Dorset, the Council does not need to look outside its administrative boundary to make further provision. It has also enabled the Council to develop a more flexible approach to uses on employment sites, which may permit certain non B-Class employment generating uses (in Policy 11 – The Economy).
- 5.18 The joint retail study showed that Blandford, Gillingham, Shaftesbury and Sturminster Newton each primarily served their own catchment area and their town centres all had a limited draw beyond their respective catchment area boundaries.
- 5.19 Policy 12 – Retail, Leisure and Other Commercial Developments aims to support the viability and vitality of town centres through a range of measures including the concentration of main town centre uses in town centres. Policy 11 – The Economy also identifies a number of centrally-located sites for mixed-use regeneration, which may include retail development and support town centres. The additional retail expansion is unlikely to extend the limited draw of the District's four main towns to adversely affect other nearby larger town centres in Dorchester, Poole, Salisbury or Yeovil.

Transport Issues

- 5.20 In relation to transport issues in Dorset:
- A series of area-based transport studies has been produced across the rural County, including the North and north East Dorset Transport Study; and
 - Transport issues in relation to the proposed expansion of Gillingham have been examined in more detail both in Assessing the Growth Potential of Gillingham, (the 'Gillingham study') produced by Atkins in 2009 and through more detailed work by landowners / developers to produce a transport assessment to support the proposed Strategic Site Allocation, set out in Policy 21.
- 5.21 Chapter 2 of the North Dorset Local Plan Part 1 explains how the Exeter to London strategic transport corridor passes through the northern edge of the District and includes the A303, the A30 and the Exeter to London Waterloo railway line.
- 5.22 The Highways Agency (HA) was engaged with the production of both the North and north East Dorset Transport Study and the Gillingham study. The HA sat on the steering group for the north East Dorset Transport Study and were invited to the wider 'reference group' for the Gillingham Study.
- 5.23 The HA's main concern was of potential impacts of growth at Gillingham on the reliability and resilience of journey times on the A303. The 'southern focus' for growth at Gillingham was proposed in part to address this concern. As explained in

the supporting text to Policy 17 – Gillingham in the Local Plan Part 1, the southern focus would place most additional development relatively close to the town centre, employment opportunities and the railway station, which will both reduce the need for trips on the A303 and encourage journeys by train.

- 5.24 Policies 17 and 21 – Gillingham Strategic Site Allocation set out the need for a ‘southern link road’ through the development to the south of the town and Policy 18 – Shaftesbury sets out the need for an improved link to the A30 at Enmore Green near Shaftesbury to encourage its use as an alternative to the A303 for trips to Yeovil and Salisbury. These proposals are also listed (as Other Schemes Related to New Development) in paragraph 12.4.9 of LTP 3.
- 5.25 Chapter 2 of the North Dorset Local Plan Part 1 explains how the A31 / A35 strategic transport corridor passes through the southern edge of the District. Major development at Blandford could potentially impact on the reliability and resilience of journey times on these roads, although growth in the corridor itself (outside North Dorset) is likely to have a much more significant impact.
- 5.26 Chapter 2 of the North Dorset Local Plan Part 1 also notes that the A350 is an important north-south corridor, particularly for freight linking Bournemouth and Poole with the Bristol area. However, LTP3 has pushed the implementation of any schemes in this corridor back beyond 2026.
- 5.27 Paragraphs 2.13 and 2.14 of Appendix E2 of LTP 3 state *“the following major highway schemes included in the last Structure Plan are retained as long term reservations in anticipation of their construction beyond 2026 and therefore outside the plan period of this LTP3:*
- *A350 Corridor Improvements (Structure Plan Transportation Policy X);*
 - *A350 Spetisbury, Charlton Marshall and Sturminster Marshall Bypass (Structure Plan Transportation Policy X);*
 - *Improvements to C13 between Blandford and Shaftesbury(Structure Plan Transportation Policy X); and*
 - *A350 Shaftesbury Bypass (Structure Plan Transportation Policy Y).”*
- 5.28 A variety of route options may be achievable for most of these improvements. However, there is only one realistic option for an outer eastern by-pass for Shaftesbury and this route (shown on the 2003 Local Plan Proposals Map) will continue to be protected (by Policy 18 – Shaftesbury in the Local Plan Part 1).
- 5.29 The North Dorset Trailway is a strategic cycleway and footpath that re-uses much of the former Somerset and Dorset railway line. The Council and DCC have worked together to put sections of the Trailway in place and this working relationship will

continue to deliver the remaining missing sections within the District, the main one being the section between Sturminster Newton and Stalbridge³².

Potential Impacts of Policies in North Dorset on Neighbouring Areas

- 5.30 The key policies promoting growth in North Dorset that could have an impact on neighbouring areas are those relating to: the proposed southern extension of Gillingham, in the form of a Strategic Site Allocation; and the continuing expansion of Shaftesbury on land to the east of the town. Changes to the settlement boundary of the village of Zeals also requires a co-ordinated cross border approach, as it lies partly within North Dorset and partly in Wiltshire.

Growth at Gillingham

- 5.31 The key potential impact of growth at Gillingham is considered to be additional traffic on the A303, which could reduce its reliability and resilience as a strategic route. The Highways Agency has been fully engaged in gathering evidence and the development of policy in relation to Gillingham, as explained earlier, and a locational approach and set of transport demand management measures have been developed.
- 5.32 Gillingham lies close to Wincanton (in South Somerset) and Mere (in Wiltshire) and the potential impacts of growth have been discussed with neighbouring local authorities. At a joint officer / member meeting between South Somerset, West Dorset and North Dorset District Councils, South Somerset District Council confirmed that growth at Gillingham would have no significant impact on Wincanton (as set out in Appendix B).
- 5.33 A Memorandum of Understanding has been agreed between South Somerset, West Dorset and North Dorset District Councils and Somerset County Council setting out a commitment to work together and arrangements for liaison and working together, including a bi-annual meeting (see Appendix C). In the event that further issues arise, they can be addressed through the arrangements set out in the Memorandum of Understanding.
- 5.34 The Statement of Common Ground prepared for the Wiltshire Core Strategy Examination in Public also confirms that in relation to growth at Gillingham, Wiltshire Council has been consulted through the plan preparation process and has raised no objection (see Appendix F).

Growth at Shaftesbury

- 5.35 Shaftesbury is located very close to the boundary of Dorset and the expansion of the town may impact on nearby villages across the border in Wiltshire and on the road network in the neighbouring county, particularly the A30 and A350.

³² The North Dorset Trailway Network website can be viewed here - <http://www.northdorsetrailway.org/default.html>

- 5.36 The proposals for growth to the east of the town were taken forward in the 2003 Local Plan, which also allocated much of this land for development. A development brief was also prepared to support the policies in the 2003 Local Plan with extensive public engagement, as detailed earlier in this document. This site was taken forward for development in the draft Core Strategy (produced in 2010), together with two smaller sites towards the northern edge of the town. These sites continue to be promoted in the Local Plan Part 1.
- 5.37 Much of the land to the east of the town has been granted planning permission for development and is now being built out. The two main outline applications were the subject of a call-in inquiry by the Secretary of State and were allowed in May 2007. A number of subsequent reserved matters applications for various phases of development have been granted planning permission. The community and key stakeholders, including Wiltshire Council, have been consulted through these planning application processes.
- 5.38 The Statement of Common Ground prepared for the Wiltshire Core Strategy Examination in Public confirms that in relation to growth at Shaftesbury, Wiltshire Council has been consulted through the plan preparation and planning application processes and has raised no objection (see Appendix F).
- 5.39 Wiltshire Council produced a Duty to Co-operate Statement in July 2012 and two actions were identified as arising from the comments and discussions made in relation to the Wiltshire Core Strategy (see Appendix E). These actions relate to: a new Traveller site to the south of the A30 at Shaftesbury; and future improvements to the A350.
- 5.40 A new site providing 8 pitches for Travellers has been developed on land owned by the Council to the south of the A30. The action required was for North Dorset District Council to keep Wiltshire Council informed as the site was being developed. Wiltshire Council has been kept informed of progress as the site was built out to completion.
- 5.41 A need for Dorset County Council and Wiltshire Council to continue to liaise with regard to future improvements to the A350 was also identified. Dorset County Council supported the continued 'saving' of Policy TR 20 in the Salisbury District Local Plan 2011 to protect the route of the A350 Shaftesbury Eastern Bypass so that its future implementation would not be prejudiced. Policy 17 – Shaftesbury in the Local Plan Part 1 continues to protect the route on the Dorset side of the border.

The Settlement Boundary of Zeals

- 5.42 Zeals is a village located on the far northern edge of North Dorset. The built up area of the village lies mostly within Zeals Parish in Wiltshire, but part of it lies within Bourton Parish in North Dorset. Zeals is covered by the South Wiltshire Core Strategy, which was adopted by Wiltshire Council in February 2012 and is now in the process of being incorporated into the Wiltshire Core Strategy. Appendix F of

the pre-submission Wiltshire Core Strategy indicates that the settlement boundary of Zeals would be removed by the County-wide Core Strategy.

- 5.43 It is proposed in the Local Plan Part 1 to remove the settlement boundary of the part of Zeals that lies within North Dorset. Appendix B (of the Local Plan Part 1) sets out a list of settlements where boundaries will be removed and shows that the boundary around Bourton (and part of Zeals) will be removed from Inset Map 3 of the 2003 Local Plan. A map showing this change to the Proposals Map has also been produced.

Potential Impacts of Policies Elsewhere on North Dorset

- 5.44 Policies in plans for areas adjoining North Dorset could have an impact on the District. In South Somerset policies relevant to potential impacts on North Dorset were considered to be those relating to: the growth of Yeovil; and issues at Henstridge, particularly Henstridge Airfield. In Wiltshire policies relevant to potential impacts on North Dorset were considered to be those relating to: growth at Mere; and growth at Tisbury.

Major Growth at Yeovil

- 5.45 Yeovil is located about 16 miles to the west of Sturminster Newton and about 20 miles from Gillingham. It was identified as a Strategically Significant City or Town (SSCT) and proposed for major growth in the draft Regional Spatial Strategy (RSS) for the South West. Although regional planning has been abolished, Yeovil remains the largest town in South Somerset and the main focus for growth in the South Somerset Local Plan 2006 to 2028.
- 5.46 The issue of growth was discussed at the joint officer / member meeting between South Somerset, West Dorset and North Dorset District Councils on 6 July 2012. The proximity of Yeovil to the border of West Dorset (and the town of Sherborne) was identified as a cross border issue where South Somerset and West Dorset District Councils would need to work closely together.
- 5.47 The growth of Yeovil was not considered to be an issue for North Dorset, due to the distances to Gillingham and Sturminster Newton. Yeovil can be reached from Gillingham on the train, but the station (at Yeovil Junction) lies well outside the town. Whilst there may be some potential in the future to improve linkages (both from Yeovil Junction and Yeovil Penn Mill Stations) this was not considered to be an issue that required joint working arrangements.
- 5.48 Subsequently the proposed locations for taking forward growth at Yeovil changed and the District Council was consulted as a result of these proposed modifications to the South Somerset Local Plan 2006 to 2028. These changes did not alter the District Council's position, as evidenced in the correspondence in Appendix D.

Henstridge Airfield

- 5.49 The village of Henstridge is located in South Somerset and is the next settlement along the A357 to the north of the small town of Stalbridge in Dorset. The main issue that may require cross border co-operation is Henstridge Airfield. The site extends to approximately 142 hectares and is served by a network of rural roads and lanes.
- 5.50 Henstridge Airfield has a long and complicated planning history and benefits from a series of historic planning consents for a variety of different commercial uses. The particular circumstances of the airfield and its history of use have required detailed and comprehensive consideration by South Somerset District Council resulting in the production of a master plan. This was produced in consultation with relevant Councillors and Town and Parish Councils in South Somerset and North Dorset Districts, representatives from Somerset County Council and statutory bodies such as the Environment Agency.
- 5.51 The master plan identifies different areas on the airfield where different uses may be appropriate and areas which should be kept free from built development, having regard to the site's planning history. The main concern associated with this site is traffic generation and its potential impacts on Stalbridge to the south.
- 5.52 Policy EP 6 - Henstridge Airfield of the Proposed Submission South Somerset Local Plan 2006 to 2028 states "because of its remote, countryside location, permission will not be granted for further development at Henstridge Airfield that would unacceptably intensify the level of activity or materially add to built development." The supporting text to the policy also refers to the master plan.
- 5.53 Discussions with South Somerset District Council confirmed that the need for employment land in their District could be met in more sustainable locations. Similarly, adequate provision has been made elsewhere in North Dorset. The policy approach does, therefore, allay concerns about possible additional traffic generation.
- 5.54 The existing uses generate a certain amount of traffic and it is recognised that additional traffic may be generated in the event that certain extant planning consents are implemented. These factors would need to be taken into account in the event that proposals come forward for other uses on the site. These issues can be dealt with through the consultation that forms part of the planning application process.
- 5.55 At the joint officer / member meeting on 6 July 2012 concern was expressed about possible future development in Henstridge resulting in more pupils attending the primary school in Stalbridge, which is already well used. At the meeting it was confirmed that Henstridge would be identified as a 'rural settlement' in the emerging South Somerset Local Plan and that no major development would be permitted under Policy SS2. In the event that significant housing development was

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proposed in Henstridge, this issue could be addressed through the consultation that forms part of the planning application process.

- 5.56 Subsequently changes were put forward to the proposed distribution of employment land in South Somerset and the District Council was consulted as a result of these proposed modifications to the South Somerset Local Plan 2006 to 2028. These changes maintained the overall supply of employment plan and did not alter the District Council's position, as evidenced in the correspondence in Appendix D.

Modest Growth at Mere and Tisbury

- 5.57 The modest growth at Mere and Tisbury was the subject of consultation during the preparation of the South Wiltshire Core Strategy, to which the District Council raised no objection. These proposals were taken forward unchanged in the Wiltshire Core Strategy and were the subject of consultation to which the District Council raised no objection. This situation was confirmed in the Statement of Common Ground prepared for the Wiltshire Core Strategy Examination in Public (as set out in Appendix F).
- 5.58 Subsequently Wiltshire Council reviewed the overall level of housing provision and made some minor changes to levels of housing provision in the Mere / Tisbury area. The District Council was consulted as a result of these proposed modifications to the Wiltshire Core Strategy. These changes did not alter the District Council's position, as evidenced in the correspondence in Appendix G.

Environmental Issues

- 5.59 In relation to the environment, the main issues relate to: renewable energy generation; the protection of internationally important wildlife sites; and the conservation and enhancement of AONBs.

Renewable Energy Generation

- 5.60 In relation to renewable energy generation, the Council was worked with all other local authorities in the Dorset Sub-region to produce a renewable energy strategy. An initial strategy was published in 2005 and superseded by a new strategy in 2013.
- 5.61 The Council has endorsed the 2013 strategy, with caveats relating primarily to the issue of targets for renewable energy generation. The Council was concerned that the realistic scope for the delivery of renewable energy schemes in the sub-region had not been examined. The Council considered that further work was required before the suitability or desirability of setting targets could be re-considered.
- 5.62 The Council felt that further work was required on landscape sensitivity, which was also one of the actions under Priority Area 3 of the 2013 Strategy. Christchurch Borough Council and East Dorset, North Dorset and Purbeck District Councils subsequently jointly commissioned consultants to undertake a landscape sensitivity assessment of their areas in relation to wind turbines and solar arrays. The final

assessment, which also includes a common set of development guidelines across all the council areas involved, was produced in April 2014.

Protection of Internationally Important Wildlife Sites

- 5.63 There has been a long history in Dorset of joint working on policy documents to support the protection of heathlands and the informal Dorset Heathlands Planning Framework has now been superseded by the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD).
- 5.64 Section 3 sets out the history of policy development. The Council was not directly involved in developing these policies because there are no heathland sites within North Dorset. However, a complementary approach has been developed where financial contributions are collected from developments in the far south of the District to support measures to mitigate impacts closer to protected heathland sites.
- 5.65 The issue of the protection of internationally important wildlife sites has also been addressed through the Habitats Regulations Assessment (HRA) of the draft Local Plan Part 1. As a result of the HRA, a number of changes to the wording of the Local Plan Part 1 have been made to address the issues identified.
- 5.66 Issues relating to internationally important wildlife sites in North Dorset are discussed in Policy 4 – The Natural Environment. Fontmell and Melbury Downs SAC and Rooksmoor SAC lie wholly within North Dorset and, in relation to the Local Plan Part 1; cross-border working is not required. However, a strategic approach is required in relation to Poole Harbour SPA and Ramsar Site.
- 5.67 Several sewerage treatment plants drain into the harbour and contribute to increased levels of nitrogen. Additionally, nitrogen runoff from intensive agricultural practices increases the impact on the harbour, directly and via groundwater. Both of these sources cause growth in green seaweeds creating macroalgae mats. To tackle this issue, a joint strategy (the Strategy for Managing Nitrogen for Poole Harbour) has been produced by the Environment Agency and Natural England for managing the nitrogen impact on Poole Harbour arising as a result of intensive agricultural practices and as a result of development.
- 5.68 Most of North Dorset lies within the catchment of the River Stour, but the far south west edge of the District (including the villages of Milton Abbas and Milborne St Andrew) lie within the catchment of the River Piddle, which drains into Poole Harbour. Any development in this catchment needs to be ‘nitrogen neutral’ in order to avoid contributing to these adverse effects. The recent joint strategy identifies a number of ways that this could be achieved, for example through the upgrading of sewerage treatment works or for the transfer of land from intensive agricultural use to less intensive grassland or woodland.
- 5.69 Policy 4 – The Natural Environment establishes the principle that additional development in the harbour catchment should be nitrogen neutral. Joint working

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with local authorities in the catchment, Natural England and other local partners will be required both to secure the potential mitigation measures outlined in the Strategy for Managing Nitrogen for Poole Harbour or any alternative mitigation measures which may arise out of future joint working. An SPD is being produced to take forward the strategy in those authorities that lie within the Poole Harbour catchment.

The Conservation and Enhancement of AONBs

- 5.70 The Council is represented on the Steering Group and the Planning and Transport Group of the Cranborne Chase and West Wiltshire Downs AONB³³.
- 5.71 The Steering Group is composed of designated officers from the bodies that provide core funding to the AONB; provides advice and support for the AONB Team and acts as an Executive Board for the AONB Partnership Panel when required.
- 5.72 The Planning and Transport Group assists the AONB in tackling issues regarding local authority planning and transportation. The group guides the work of the AONB Landscape and Planning Adviser, discusses major planning applications within the framework of the AONB Planning protocol³⁴ and deals with historic environment issues in relation to forward planning.
- 5.73 A planning protocol also exists for the Dorset AONB³⁵ under which local planning authorities may seek advice from the AONB team.
- 5.74 The management plans produced for both AONBs (discussed in more detail in Section 3) are material consideration in the planning process and provide a framework to help guide local authorities in fulfilling their statutory duty, informing the development of local planning policy and influencing development control decisions.
- 5.75 Officers representing both AONBs are consulted on planning applications within, or which may affect, the designated areas and their comments are taken into account in the determination of planning applications.
- 5.76 The Council has also worked with both AONBs to ensure consistency in the consideration of growth which may affect both designated areas.
- 5.77 The Cranborne Chase and West Wiltshire Downs AONB is a constraint to growth at both Blandford and Shaftesbury. Growth at Blandford is also constrained by the

³³ More details of the workings of the Cranborne Chase and West Wiltshire Downs AONB Partnership can be viewed here - http://www.ccwwdaonb.org.uk/partnership/partnership_topic.htm

³⁴ The Cranborne Chase and West Wiltshire Downs AONB Planning Protocol can be viewed here - http://www.ccwwdaonb.org.uk/docs/PlanProtocolOct05_Sept06.pdf

³⁵ The Dorset AONB Planning Protocol can be viewed here - http://www.dorsetaonb.org.uk/assets/downloads/Planning_Protocol/2012-05_Planning_Protocol_CURRENT_VERSION.pdf

Dorset AONB. To ensure that the potential impacts of growth at these towns was taken into account in the development of the Local Plan Part 1, the Council employed a senior landscape officer at DCC to undertake a landscape impact assessment of potential housing sites adjoining Blandford and Shaftesbury, as explained in more detail in Section 4.

- 5.78 The methodology for assessing potential impacts³⁶ was agreed in discussion with both AONB teams. This approach enabled a number of different sites to be examined against the same criteria, providing consistent data to help inform judgements about the suitability of sites for development. The main outputs from the assessment are a series of assessment sheets with sets of accompanying photographs³⁷.

³⁶ The common methodology agreed by both AONB teams can be viewed online here - <http://www.dorsetforyou.com/media.jsp?mediaid=156234&filetype=pdf>

³⁷ The Landscape Sensitivity Study assessment sheets can be viewed online here - <http://www.dorsetforyou.com/399827>

6. Monitoring

- 6.1 The Council seeks to monitor the effectiveness of the policies in the Local Plan by assessing outcomes against the Local Plan’s objectives, which are:
- Meeting the challenge of climate change;
 - Conserving and enhancing the historic and natural environment;
 - Ensuring the vitality of the market towns;
 - Supporting sustainable rural communities;
 - Meeting the District’s housing needs; and
 - Improving the quality of life.
- 6.2 The monitoring framework is set out in Chapter 11 – Implementation of the Local Plan and identifies intended outcomes, achievement indicators and targets to enable the effectiveness of policies to be assessed.
- 6.3 Many of the intended outcomes being sought relate to issues where cross-border co-operation is required. A few examples are:
- Internationally / nationally important wildlife sites protected and enhanced;
 - Areas of Outstanding Natural Beauty protected from inappropriate development;
 - Appropriate supply of housing land maintained;
 - Retail viability of town centres safeguarded and market town functions strengthened.
- 6.4 Under Objective 3, the Council seeks to ensure the vitality of the four main market towns taking account of the effects of any interaction between the towns themselves and with the large towns and cities in neighbouring districts. The intended outcome is to ensure that the duty to co-operate is fulfilled and this will be achieved through the implementation of, and adherence to, working arrangements, protocols etc. involving other authorities.
- 6.5 Performance against the monitoring framework will be reported in regularly produced monitoring reports. The Council has produced an Annual Monitoring Report (AMR) each year since 2005. Monitoring will provide the Council with the information required to assess performance against policy objectives and delivery on the ground. If performance falls below target, the Council will investigate the reasons why and consider the need for remedial action or the need to amend policy.

Appendix A - Draft Dorset Memorandum of Understanding about the Duty to Cooperate on Cross Border Issues, including Strategic Planning Matters

Introduction

A.1 In accordance with the National Planning Policy Framework (NPPF), councils and other partner organisations in Dorset (including Bournemouth and Poole) are committed to working together to deliver strategic priorities for the area in a sustainable way. These priorities may include:

- the homes and jobs needed in the South-East Dorset and Weymouth & Dorchester Housing Market Areas;
- retail, leisure and other commercial development;
- infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- health, security, educational, community and cultural and green infrastructure and other local facilities; and
- climate change mitigation and adaptation, habitat impact mitigation, conservation and enhancement of the natural and historic environment including landscape.

A.2 This document sets out how the responsible organisations will cooperate on strategic planning matters to deliver these priorities.

Statutory Basis

A.3 Section 110 of the Localism Act sets out a new 'duty to co-operate'. This applies to all local planning authorities, national park authorities and county councils in England – and to a number of other public bodies. The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies 'engage constructively, actively and on an on-going basis' to develop strategic policies; and
- requires councils to consider joint approaches to plan making.

Responsible Authorities

A.4 All of the councils in Dorset (Dorset County Council; Borough of Poole; Bournemouth Borough Council; Christchurch Borough Council; East Dorset District Council; North Dorset District Council; Purbeck District Council; West Dorset District

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Council; and Weymouth and Portland Borough Council) have signed up to this memorandum of understanding. Other agencies who will be invited to sign include:

- Neighbouring planning authorities that share borders with any of the above councils
- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts (or whatever takes their place)
- Office of the Rail Regulator
- Highways Agency
- Marine Management Organisation
- Dorset Local Enterprise Partnership
- Dorset Local Nature Partnership
- Dorset Area of Outstanding Natural Beauty Partnership Board

A.5 These bodies will co-operate with councils on issues of common concern to develop sound local plans.

What we are Committed to Doing

A.6 In line with the NPPF, all signatories to this document want to deliver sustainable development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We want to work together to address strategic and cross-boundary issues within our plans. Specifically, we will:

- agree those matters which are strategic in nature, based upon an appreciation of the wider demographic, economic, environmental and social context that affects the two Housing Market Areas, and up-to-date evidence of development needs across the areas;
- agree an integrated approach to address these needs;
- work together to assess the overall quantity, mix and broad distribution / apportionment of development within each of the two Housing Market Areas, including its delivery through necessary strategic infrastructure;
- ensure that where strategic or local priorities cross local boundaries, we work collaboratively together to make sure they are clearly reflected in our individual plans;
- work together to consider whether, if development needs in one area cannot be met, we can plan to meet them, where it is reasonable to do so, elsewhere in the same Housing Market Area or neighbouring areas;
- work together to resolve barriers to sustainable development;
- continue to work together on producing joint evidence where it is the most efficient and effective approach;

- continue to work together on joint plans where it is the most efficient and effective approach;
- engage constructively, actively and on an on-going basis to deliver sustainable development; and
- ensure appropriate governance arrangements are in place to take forward the commitments in this memorandum.

Dispute Resolution

- A.7 There may be times when the signatories to this memorandum cannot reach agreement. This may be perfectly acceptable. The duty to cooperate does not mean that all agencies always have to agree. It is important to have mechanisms for dealing with such disputes. If resolution cannot be reached, the matter will be referred to the Dorset Environment Managers Group. The Dorset Environment Managers Group will liaise with other appropriate signatories to consider if the issue can be resolved before referral to individual signatory organisations for their own resolution.

Appendix B - Duty to Co-operate Meeting - South Somerset, West Dorset & North Dorset District Councils

6th July 2012, South Somerset District Council Offices, Yeovil

Present

South Somerset District Council (SSDC)

- Cllr Tim Carroll (Portfolio Holder for Spatial Planning and Finance)
- Andy Foyne (Spatial Planning Manager)
- Jo Manley (Spatial Planner)

North Dorset District Council (NDDC)

- Cllr David Walsh (Portfolio Holder for Development)
- Trevor Warrick (Planning Policy Manager)

West Dorset District Council (WDDC)

- Cllr Sarah East (Executive Champion - Planning)
- Cllr Teresa Seall (Policy Scrutiny Member)
- Hilary Jordon (Planning Policy Manager)
- Jo Witherden (Head of Spatial Policy and Implementation)

Purpose of Meeting

- a) summarise joint working to date,
- b) clarify joint working issues, and
- c) obtain member endorsement.

B.1 Previously SSDC have met with both authorities, purpose of today's meeting is to:

- summarise work on duty to co-operate to date,
- obtain member endorsement, and
- confirm that there are no issues previously not considered.

B.2 A meeting was held with WDDC on 15th April 2010, where the Yeovil Sustainable Urban Extension (SUE) was discussed at officer and member level. There has been a history of consultation on the matter between the both authorities, given that there was an East Yeovil/West Dorset option. WDDC have attended the 'cluster workshops' and made formal representations to the Local Plan.

B.3 A meeting was held at an officer level with NDDC on 24th April 2011, where it was agreed that there were no major issues requiring a joint planning exercise. Henstridge Airfield Master Plan was published in July 2009 and it was considered that the exercise undertaken to produce this should be sufficient to satisfy that cross-border issue.

- B.4 Action: Jo M to forward notes of previous meetings electronically to Hilary & Trevor.
- B.5 A meeting has been set up with Dorset County Council (DCC) to explore whether there are any joint working issues, they previously submitted a representation to the Local Plan regarding the A357 corridor and the potential impacts of development on that route. SSDC, are also looking to set up a meeting with Somerset County Council (SCC), to discuss joint working.
- B.6 Action: Jo M to invite Hilary & Trevor to attend the DCC meeting.
- B.7 SSDC believe we have co-operated with adjoining authorities in the preparation of the Proposed Submission Local Plan, but to ensure there are no outstanding issues, are embarking on these meetings.
- B.8 Other cross boarder authorities – East Devon, Wiltshire and the 3 other Somerset districts. A letter will be written to East Devon and Wiltshire to confirm no major issues requiring joint working and the 3 Somerset districts will be included in discussions with SCC.

Local Plan updates - implications for co-operation

SSDC

- B.9 Draft Core Strategy went out to consultation in October 2010. There were many representations received to the Yeovil SUE, so SSDC have undertaken further engagement and evidence gathering, including taking the National Planning Policy Framework (NPPF) into account. Full Council approved the Proposed Submission Local Plan (2006-2028) in April and consultation period began on the 28 June until 10 August 2012.
- B.10 It is anticipated that the Plan will be submitted to the Inspector at the end of September, with an Examination in January 2013 and adoption in the summer of 2013. The caveat being if SSDC or the Inspector wants to make any major changes, if so, the period will be extended by approx. 3 months.
- B.11 SSDC proposals of a cross boundary nature:
- overall growth 15,950 2006-2028, of which 7,800 to Yeovil.
 - Yeovil SUE.
 - retailing strategy – places a ceiling on the growth of Yeovil, so that it does not grow at the expense of other town centres. This will also benefit West Dorset's town centres, in our opinion.
 - Wincanton – no additional major housing growth, 5 hectares of employment land in total (this is a reduction from the Draft Core Strategy where an additional 350 houses were proposed).
 - Henstridge Airfield.

WDDC

- B.12 The plan was held up by the proposed abolition of the Regional Spatial Strategy (RSS), but in the autumn of 2011 work got underway again with a round of intensive consultation. The Pre-Submission Draft Plan (2011-2031) went out to consultation in June, until 27th July 2012.
- B.13 The Plan is a joint plan with Weymouth and Portland. The Plan contains some significant land allocations, including the increasing residential development at Sherborne by 230 dwellings to 800, and 6 hectares of employment land.
- B.14 Cross border issues in addition to Weymouth & Portland arise with East Devon and SSDC. The history of working with SSDC on SUE has been explained, but WDDC would expect continued involvement in any master planning and traffic impact work etc.
- B.15 WDDC proposals of a cross boundary nature:
- overall growth 9,400 2011-2031, of which 800 to Sherborne. The location of the Sherborne allocation is to the north-west (Barton Farm).
- B.16 Submission to the Inspector is expected in February, Examination in May, with adoption in October 2013.
- B.17 WDDC are also out to consultation on the Community Infrastructure Levy (CIL) draft charging schedule. The same Inspector will be used to examine CIL as the Local Plan.

NDDC

- B.18 Draft Core Strategy was published in March 2010, before the elections in May. Following the election, Members wanted to review the housing numbers, so the Plan has been delayed whilst evidence base gathering is being undertaken. Neighbourhood Planning is very much at the heart of the revised plan. Pre-Submission Local Plan will be out in January 2013.
- B.19 Three main issues are 1) overall level of growth, 2) detailed proposals for Gillingham (1,700 dwellings) and 3) village development - through neighbourhood plans.
- B.20 The growth 2006-2026 was 7,000, re-based to 2011-2026 equates to 4,200 dwellings for the district. Focus on the towns, but flexibility in the villages.
- B.21 There is evidence for the need for Gillingham Urban Extension, joint study with DCC to identify a preferred direction of growth. Gillingham Neighbourhood Plan is being undertaken at the same time, and the community have bought into the growth, its location and the potential benefits it can bring to the town.

Cross Border Issues - West Dorset District Council

Yeovil Sustainable Urban Extension

- B.22 SSDC feel that there has been clear engagement with WDDC and they have made their view clear. Agreement that the joint working will continue through the master planning process because of the potential traffic impact on West Dorset villages, although Parsons Brinckerhoff report has demonstrated that increased traffic is to an acceptable level.

The Peel Centre, Babylon Hill - retail impacts on Yeovil Town Centre

- B.23 A policy has been included in the Local Plan which places a ceiling on retail development in Yeovil to prevent overtrading and adverse impacts on other town centres. Focus also very much on town centres first approach, and prevention of further out-of-town development. WDDC confirmed that they support SSDC approach and would not support additional retail growth at Babylon Hill and there are Local Plan policies to that effect.

Bracketts Coppice

- B.24 Habitats regulation Assessment (HRA) identified a need to accommodate Pipistrelle bats and their foraging grounds. The area extends as far as the Yeovil SUE – mitigation is possible.
- B.25 NDDC had a similar issue in Blandford with Greater Horseshoe Bats, mitigation was possible, but may find you need to commit the land to some sort of management plan, because their food sources need to be maintained.

Cross Border Issues - North Dorset District Council

Henstridge Airfield

- B.26 Henstridge Airfield Master Plan was produced in consultation with NDDC and DCC, traffic is the main concern. The Local Plan proposes nothing new, but elevates the Policy from the master plan into Local Plan for additional weight. NDDC may need to take a report to Cabinet to form a view.
- B.27 Action – Trevor to confirm NDDC have no concerns over the Local Plan and Henstridge and joint working to continue on any forthcoming planning applications.

Education Provision

- B.28 NDDC have concerns that children from Henstridge go to Stalbridge schools. Concerned that further development in Henstridge would exacerbate the problem. Henstridge is a Rural Settlement in the emerging Local Plan and therefore Policy SS2 would be applicable (i.e. no major development as countryside). Parental choice makes it difficult to stop the cross boarder education trips, but Tim Carroll confirmed that SCC would be trying to retain children for Somerset schools.

A357 Issues

B.29 In the past sought a downgrade from an A road to a B road, but SSDC/SCC are sympathetic to anything that reduces traffic along the A357, speed illustrates this. DCC have raised this as an issue and it will be explored further at the meeting with them.

B.30 Action - Andy to raise the issue of A357 to Shepton Mallet with DCC.

Economic influence of Yeovil - (potential to improve public transport linkages between Town Centre and Pen Mill)

B.31 SSDC and NDDC confirmed not a major issue requiring joint working arrangements.

Growth of Gillingham (1,700 new homes proposed - implications for Wincanton)

B.32 SDDC confirmed that this would have no significant impact on Wincanton.

A303 - traffic impact of cumulative growth from 3 local authority areas

B.33 Currently a case is being made by SCC for upgrading the A303, A30 & A358 and this should be the forum for joint working. The key is creating a business case for the upgrading, WDDC and NDDC to support. See link for more details:

<http://www.thisissomerset.co.uk/Survey-identify-demand-road-upgrades-A303-A30/story-16456453-detail/story.html>

Duty to co-operate - summary of progress and on-going consultation arrangements

B.34 Need to be aware of the following:

- Progress on Neighbourhood Planning – cooperation on any arising cross boundary issues.
- Population projections from ONS - 16th July 2012 (District level)
- Business Register Employment Survey (BRES) - 25th September 2012 (jobs data)

Date of next meeting

B.35 There was general agreement that there is no need for another meeting at the moment. DCC have a Memorandum of Understanding for the Duty to Co-operate in the county, might be something to consider.

Appendix C - Duty to Cooperate Memorandum of Understanding between South Somerset District Council, West Dorset District Council, North Dorset District Council and Somerset County Council

Introduction

C.1 This memorandum of understanding establishes a framework for co-operation between the five Local Authorities with respect to strategic planning and development issues. Local Authorities are required by law through the Duty to Cooperate to engage constructively and actively on an on-going basis on planning matters that impact on more than one local planning area. The duty is further amplified in the National Planning Policy Framework (NPPF) which sets out the key strategic priorities that should be addressed jointly. For the purposes of clarity the NPPF defines strategic priorities as:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management;
- the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Parties to the Memorandum

C.2 The Memorandum is agreed by the following Authorities:

- South Somerset District Council
- West Dorset District Council
- North Dorset District Council
- Somerset County Council

Limitations

C.3 The Local Authorities recognise that there will not always be full agreement with respect to all of the issues on which they have agreed to cooperate. For the avoidance of doubt, the Memorandum will not restrict the discretion of any of the Local Authorities in the determination of any planning application, or in the exercise of any of its statutory powers and duties, or in its response to consultations, and is not intended to be legally binding.

Objectives

C.4 The Memorandum has the following broad objectives:

- to help secure a broad but consistent approach to strategic planning, transport and development issues across South Somerset, West Dorset and North Dorset Districts;
- to identify and manage spatial planning issues that impact on more than one local planning area within South Somerset, West Dorset and North Dorset Districts;
- to ensure that the local planning and development policies prepared by each Local Authorities are, where appropriate, informed by the views of other Local Authorities within South Somerset, West Dorset and North Dorset Districts. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation;
- to ensure that decisions on major, larger than local planning applications are informed by the views of other Local Authorities across South Somerset, West Dorset and North Dorset Districts;
- to support better integration and alignment of strategic spatial and investment priorities in South Somerset, West Dorset and North Dorset Districts, ensuring that there is a clear and defined route where necessary, through the statutory local planning process;
- to identify and agree the infrastructure investment needs associated with proposed development and to address existing issues;
- to ensure compliance with the Duty to Cooperate.

Strategic Planning, Development Issues and Policy Documents

C.5 We will work together to:

- agree those matters which are strategic in nature, based upon an appreciation of the wider demographic, economic, environmental and social context that affects the area, and up-to-date evidence of development needs;
- notify the Councils party to the Memorandum at each consultation stage in the preparation of its local development documents and, in the case of a County Council, plans relevant to its statutory function; Waste and Minerals and Local Transport;
- notify the Councils of consultation on any other policy document which, in its view, would have a significant impact on strategic planning or development within the region;
- agree an integrated approach to address these needs;
- assess the overall quantity, mix and broad distribution / apportionment of development across the area, including its delivery through necessary strategic infrastructure;

- ensure that where strategic priorities cross local boundaries, we work collaboratively to make sure they are clearly reflected in our individual plans;
- produce joint evidence where it is the most efficient and effective approach;
- ensure appropriate governance arrangements are in place to take forward the commitments in this memorandum;
- if appropriate, meet and discuss any issues raised by one or more of the other Local Authorities and take into account any views expressed on those issues.

Development Management

C.6 Each Authority will:

- notify the Councils party to the Memorandum of any major planning applications, from within its area or on which it is consulted by a Local Authority from outside its area, which would, in its view, have a significant impact on the strategic planning and development of the South Somerset, West Dorset and North Dorset Districts.

Liaison and Working Arrangements

C.7 The parties to the Memorandum, including appropriate Planning Officers and Portfolio Holders, will meet bi-annually (or more frequently where appropriate), unless all parties give their consent to the cancellation of a meeting, in order to:

- monitor the preparation of policy document across the South Somerset, West Dorset and North Dorset Districts; and
- discuss strategic issues emerging from them and agree the resolution of those issues for recommendation to each authority.

Local Authority:	Print Name:	Signature:	Date:
South Somerset District Council			

North Dorset District Council	TREVOR WARRICK		18/06/13
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West Dorset District Council			
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Somerset County Council			
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C.8 This Memorandum of Understanding is to be reviewed 6 months from the date of signing.

Appendix D - Dialogue with South Somerset District Council on Modifications to the South Somerset Local Plan

From: PlanningPolicy [<mailto:planningpolicy@SouthSomerset.Gov.Uk>]

Sent: 20 February 2014 16:23

To: PlanningPolicy

Subject: South Somerset District Council Local Plan Proposed Main Modifications - Opportunity for Further Comment

As you may be aware, between 28 November 2013 and 10 January 2014 South Somerset District Council consulted on a number of Proposed Main Modifications to the emerging Local Plan.

Our records indicate that you did not make a response during that consultation period. We intend to submit the Proposed Main Modifications to the Inspector on 18 March 2014 and anticipate that Examination hearing sessions will re-commence in early June 2014.

To make sure we have accurately addressed any issues which are relevant to your organisation, we would welcome any views you have with regard to the Proposed Main Modifications.

In summary the Proposed Main Modifications are:

- Yeovil Sustainable Urban Extension - removed reference in the Local Plan to 2,500 dwellings being required (within and post plan period), and using 1,565 dwellings as the identified greenfield housing need, as the basis for directions of growth for Yeovil;
- Include a second Sustainable Urban Extension site to the North East (Primrose Lane / Mudford);
- Ilminster – deleting the Direction of Growth to South East of the town (Shudrick Valley) and replacing it with a Direction of Growth to South West (Canal Way);
- Delivering New Employment Land – Policy SS3 is amended to provide more specific employment land provision for Wincanton, the Local Market Towns Rural Centres and Rural Settlements. Full details are in the table below:

Settlement	Proposed Main Modification: additional employment land provision required	Difference
Wincanton	4.38 hectares	- 0.62 hectares
Somerton	5.07 hectares	+ 2.07 hectares
Ansford / Castle Cary	8.9 hectares	+ 5.9 hectares

Langport / Huish Episcopi	3.67 hectares	+ 0.67 hectares
Bruton	2.5 hectares	+ 0.5 hectares
Ilchester	1 hectare	- 1 hectare
Martock & Bower Hinton	1.74 hectares	- 0.26 hectares
Milborne Port	0.8 hectares	- 1.2 hectares
South Petherton	0.66 hectares	- 1.34 hectares
Stoke Sub Hamdon	1.09 hectare	- 0.91 hectares
Rural Settlements	6.13 hectares	+1.63 hectares

- Delivering New Employment Land – Policy SS3 is amended to introduce interim guidance on how planning applications for employment land will be determined in Market Towns and Rural Centres prior to adoption of the proposed Site Allocations Development Plan Document (to follow adoption of this Local Plan);
- Delivering New Housing growth – Policy SS5 is amended to introduce of interim guidance on how planning applications for housing growth will be determined in Market Towns and Rural Centres prior to adoption of the proposed Site Allocations Development Plan Document (to follow adoption of this Local Plan);
- Wincanton - Housing Growth – some additional supporting text has been drafted to allow for the review of the housing requirement in the town in the event of early build out of current proposed provision;
- Policy HG7: Gypsies, Travellers and Travelling Showpeople has been modified as a result of the publication of the Gypsy and Traveller Accommodation Needs Assessment Update 2013. This now provides revised pitch requirements covering the period to 2028; and
- A minor modification is proposed to remove reference to non-statutory plans from Local Plan policies PMT2, HW1 and HG5.

These Proposed Main Modifications also require a series of associated changes to policy wording, supporting text, and in some instances to proposals maps. The full document can be viewed at the following link:

<http://www.southsomerset.gov.uk/proposedmainmods>

If you have any comments or issues to raise, it would be appreciated if these could be sent to this email address by 7 March 2014. If you do not respond it will be assumed that you have no issues to raise. If this email would be more appropriately dealt with by one of your colleagues please could you forward it to them for their attention.

Duty to Co-operate Statement

For the North Dorset Local Plan 2001 – 2026 Part 1

If you would like to discuss any matters prior to responding, please do not hesitate to contact Jo Wilkins on 01935 462588.

Kind regards

Jo Wilkins, Policy Planner, South Somerset District Council

Tel: 01935 462588; Email: jo.wilkins@southsomerset.gov.uk

From: Trevor Warrick On Behalf Of PlanningPolicy

Sent: 21 February 2014 12:32

To: 'PlanningPolicy'

Cc: 'jo.wilkins@southsomerset.gov.uk'

Subject: RE: South Somerset District Council Local Plan Proposed Main Modifications - Opportunity for Further Comment

Dear Jo

Thank you for consulting North Dorset District Council on the Proposed Main Modifications to the South Somerset Local Plan.

As you know we have met previously to scope potential cross-border issues and have had an ongoing dialogue during the plan preparation process to ensure that there has been the necessary co-operation on relevant issues.

In November 2013 we produced our Duty to Co-operate Statement alongside our Pre-submission Local Plan Part 1, which can be viewed here -

<https://www.dorsetforyou.com/media.jsp?mediaid=190158&filetype=pdf>. Section 5 of that document sets out a discussion of the potential impacts of policies elsewhere on North Dorset, as well as discussing how growth in North Dorset could have an impact on neighbouring areas.

Our Duty to Co-operate Statement identified that the planned major growth at Yeovil could be a potential issue. However, it was concluded that due to the distances between Yeovil and the nearest settlements in North Dorset (i.e. Sturminster Newton – 16 miles; Gillingham – 20 miles) it was not an issue that required joint working arrangements. I note that you are now taking a different approach to growth at Yeovil, with sustainable urban extensions in two locations. I have no objection to this different approach, which does not change North Dorset District Council's position as set out in our Duty to Co-operate Statement.

The other main issue identified in our Duty to Co-operate Statement was Henstridge Airfield, which is subject to Policies SS2 and EP 6. I note that you have made a number of changes in respect of employment land provision, but these seem to relate to the 'market towns' and 'rural centres' covered by Policy SS3. Since there is no change to the policy approach in relation to Henstridge Airfield, I have no objection and our position as set out in our Duty to Co-operate Statement remains the same. The master plan approach, coupled with the usual consultation that forms part of the planning

application process should be sufficient to ensure that any cross-border issues relating to Henstridge Airfield are addressed.

During the preparation of your Local Plan, North Dorset District Council examined the proposals for growth in the nearest settlements, namely Milborne Port and Wincanton and raised no objections. I note that you are now proposing reductions in the amount of employment land at both Wincanton (-0.62 hectares) and Milborne Port (-1.2 hectares). However, I note that these changes have been made in the context of a more comprehensive review and that adequate provision has been made for the provision of employment land across South Somerset. In North Dorset, the amount of available employment land (49.6 hectares at April 2011) significantly exceeds the projected need to 2026 (26.2 hectares). Also significant areas of employment land already exist just across the border at Stalbridge (15 hectares including Gibbs Marsh Trading Estate) and at Sturminster Newton (including about 6 hectares of vacant, available, serviced land at North Dorset Business Park). Given the relatively small reductions at Wincanton and Milborne Port and having regard to the employment land situation in North Dorset, I have no objections to these proposed main modifications.

I note that you are also considering including some additional text to allow for the review of the housing requirement in Wincanton in the event of early build out of current proposed provision, virtually all of which has planning permission. I have no objection to this proposed main modification. In the event of a review, no doubt we would have further discussions of the possible implications, particularly in relation to Gillingham and in terms of potential impacts on the reliability and resilience of journey times on the A303, which are both issues we have previously discussed.

Best wishes with talking forward your Local Plan through examination and on to adoption.

Regards

Trevor Warrick, Planning Policy Manager, North Dorset District Council

Email: twarrick@north-dorset.gov.uk; Direct line: 01258 484211

From: South Somerset District Council Consultations (do not reply) [<mailto:do-not-reply@consult.southsomerset.gov.uk>]

Sent: 27 August 2014 13:41

To: PlanningPolicy

Subject: Main Modifications - August 2014 (email)

Message from South Somerset District Council Consultations

Dear Sir/Madam,

Consultation –Main Modifications to the Submission South Somerset Local Plan 2006-2028

Duty to Co-operate Statement

For the North Dorset Local Plan 2001 – 2026 Part 1

I am writing to inform you that South Somerset District Council is publishing further Main Modifications to the Proposed Submission South Somerset Local Plan 2006 - 2028 for a 6 week period of consultation beginning on 28 August 2013 and ending at 4.45 pm on 10 October 2014.

The further Main Modifications, Sustainability Appraisal, Equality Analysis and Habitats Regulations Assessment (the Consultation Documents) are available to view online at: www.southsomerset.gov.uk/localplan . Comments can be made:

- Online by visiting www.southsomerset.gov.uk/localplan
- By emailing comments to planning.policy@southsomerset.gov.uk
- By sending comments to the Spatial Policy Team, Council Offices, Brympton Way, Yeovil, BA20 2HT.

Copies of the Consultation Documents can also be found in libraries across the district and at the following Council offices:

- South Somerset District Council Offices, Brympton Way, Yeovil BA20 2HT (between 8.45am and 5.15pm Monday to Thursday, and 8.45am and 4.45pm on Friday);
- Churchfields, Wincanton, BA9 9AG (between 9am and 1pm Monday to Friday);
- Holyrood Lace Mill, Chard, TA20 2YA (between 9am and 1pm, and 1.30pm and 3.30pm Monday to Friday); and
- Petters House, Yeovil, BA20 1AS (between 9am and 4pm Monday to Friday).

The further Main Modifications address the issues raised by the Local Plan Examination Inspector in his Preliminary Findings of 16 July 2014:

In summary the modifications proposed are:

- Policy YV2: North East Yeovil Sustainable Urban Extension – inclusion of detail on landscape mitigation measures at the North East Yeovil Sustainable Urban Extension.
- Policy YV3: East Coker and North Coker Buffer Zone – deletion of the East Coker and North Coker Buffer Zone.
- Policy SS3: Delivering New Employment Land - deletion of a specific employment land figure for rural settlements, the inclusion of an explanation of the Council's approach to such proposals in these settlements and reference to an early review of housing and employment provision at Wincanton.
- Policy SS5: Delivering New Housing Growth – amendment to improve clarity on housing delivery in Crewkerne and Wincanton and reference to an early review of housing and employment provision at Wincanton.

These further Main Modifications require in consequence associated changes to supporting text, and in the case of Policy YV3, to the proposals map.

Should you wish to make representations on the soundness of the further Main Modifications, you must submit your representations within the six week consultation period.

Comments may be accompanied by a request to be notified at a specified address of any of the following:

- (i) the submission of the further Main Modifications for examination,
- (ii) the publication of the recommendations of the Inspector, and
- (iii) the adoption of the local plan.

If you have any queries regarding this letter please do not hesitate to contact the Spatial Policy Team on 01935 462462 or at planning.policy@southsomerset.gov.uk.

Yours faithfully

Paul Wheatley, Principal Spatial Planner

From: Trevor Warrick

Sent: 01 September 2014 12:31

To: 'planning.policy@southsomerset.gov.uk'

Subject: RE: Main Modifications - August 2014 (email)

Thank you for consulting North Dorset District Council on further Main Modifications to the South Somerset Local Plan. As you know we have had an ongoing dialogue during the plan preparation process to ensure that there has been the necessary co-operation on relevant issues.

In November 2013 we produced our Duty to Co-operate Statement alongside our Pre-submission Local Plan Part 1. Section 5 of that document set out a discussion of the potential impacts of policies elsewhere on North Dorset, as well as discussing how growth in North Dorset could have an impact on neighbouring areas. We intend to produce an updated version of this statement to accompany the submission of our Local Plan, which will reflect the ongoing dialogue that has (and will) take place up to October 2014.

Our Duty to Co-operate Statement identified that the planned major growth at Yeovil could be a potential issue. However, it was concluded that due to the distances between Yeovil and the nearest settlements in North Dorset (i.e. Sturminster Newton – 16 miles; Gillingham – 20 miles) it was not an issue that required joint working arrangements. A different approach to growth at Yeovil has already been put forward and I note that you are now making some more detailed changes relating to landscaping, visual intrusion and wording relating to employment land (all relating to Policy YV2 – NE Yeovil Sustainable Urban Extension) and the deletion of the East Coker and North Coker Buffer Zone (Policy YV 3). I had no objection to the revised approach to growth at Yeovil, which has already been the subject of consultation and I have no

Duty to Co-operate Statement

For the North Dorset Local Plan 2001 – 2026 Part 1

objection to the further detailed changes to Policies YV 2 and YV 3. None of these changes alter North Dorset District Council's position as set out in our Duty to Co-operate Statement.

The other main issue identified in our Duty to Co-operate Statement was Henstridge Airfield, which is subject to Policies SS2 and EP 6. You have already made a number of changes in respect of employment land provision relating to the 'market towns' and 'rural centres' covered by Policy SS3. I note that you are now making further changes to Policy SS3 clarifying the approach to the development of employment land in rural settlements. Since there is no change to the policy approach in relation to Henstridge Airfield, I have no objection to the further main modifications and our position as set out in our Duty to Co-operate Statement remains the same. The master plan approach, coupled with the usual consultation that forms part of the planning application process should be sufficient to ensure that any cross-border issues relating to Henstridge Airfield are addressed.

I note you are now proposing to include some additional text in relation to the review of the delivery of housing and employment land at Wincanton, requiring it to start within two years of the adoption of the Local Plan and conclude within five years. I had no objection to the approach of having a review, which has already been the subject of consultation and I have no objection to the timescale now proposed as a further main modification to Policy SS5. As previously mentioned, I think it would be useful to have further discussions as part of the review of the possible implications, particularly in relation to Gillingham and in terms of potential impacts on the reliability and resilience of journey times on the A303, which are both issues we have previously discussed.

Regards

Trevor Warrick, Planning Policy Manager, North Dorset District Council

Email: twarrick@north-dorset.gov.uk; Direct line: 01258 484211

Appendix E - Extract from Wiltshire Duty to Cooperate Statement (July 2012)

Dorset County Council (DCC), North Dorset District Council and East Dorset District Council

Strategic Issues

- general approach to housing supply
- commuting and transport infrastructure
- traveller policy and provision of traveller sites

Locally Significant Issues

- development impact on the A350 through Dorset

Issues Raised through Consultation on Wiltshire Core Strategy

- no comments from East Dorset DC 2009, 2011 or 2012
- no comments from North Dorset DC 2009, 2011 or 2012
- support the emphasis on self-containment, sustainable transport, and development which reduces the need to travel. (DCC 2012)
- concerns about the potential impact of development on the A350 through Dorset.(DCC 2011, 2012)
- support the inclusion of Policy TR 20 - The A350 Shaftesbury Eastern Bypass, as a “saved” policy from the Salisbury District Local Plan 2011. Improvements to the A350 including a Shaftesbury Outer Bypass remain an aspiration of Dorset County Council (DCC , 2011, 2012)
- would like to see some recognition of the need to consider cumulative and cross boundary impacts on the network.(DCC 2011)
- pooling of developer contributions might provide a way forward in respect of cumulative and cross-boundary impacts. (DCC 2011)
- concern about the influence Salisbury has on communities in the east and north of Dorset (DCC 2011)
- some concerns about the evidence to support the proposed provision of employment land (DCC 2011).

Actions arising from comments and discussions - on-going cooperation

Theme	Issue	Proposed action	Action by
Shaftesbury traveller site	New site proposed on land owned by North Dorset near Shaftesbury on A30	North Dorset keep Wiltshire council informed of stages in the sites development (period 2010-2011)	North Dorset. Site released for development to Dorset CC
Improvements to the A350	Role and function of the A350 raised as an issue in Wiltshire LTP3	Dorset CC and Wiltshire CC continue to liaise through LTP	Dorset CC, Wiltshire

Appendix F - Wiltshire Core Strategy Examination in Public Statement of Common Ground

Introduction

This Statement of Common Ground is provided in respect of the relationship of the emerging Core Strategy for North Dorset and the emerging Wiltshire Core Strategy. This statement is structured to provide the Inspector with a summary of the areas of agreement.

Geographic context

The Mere and Tisbury Community Areas of Wiltshire border North Dorset. The towns of Gillingham and Shaftesbury within Dorset are in close proximity to the Wiltshire border.

Plan preparation

North Dorset District Council was consulted through the preparation of the (now adopted) South Wiltshire Core Strategy. The District Council raised no objection to the proposals in that Plan, the majority of which have been translated into the Wiltshire Core Strategy.

Proposals for growth in North Dorset are outlined in the draft Core Strategy, which was produced in March 2010. In autumn 2012 the District Council undertook consultation on key issues for the revision of the draft Core Strategy. The District Council now intends to produce a revised Core Strategy for publication and submission later in 2013. Wiltshire Council has been consulted throughout the preparation of the draft Core Strategy for North Dorset.

Growth requirements

The modest growth at Mere and Tisbury has been the subject of consultation during the preparation of the recently adopted South Wiltshire Core Strategy. These proposals are being taken forward in the Wiltshire Core Strategy. North Dorset District Council was consulted through the plan preparation process and raised no objection.

The draft Core Strategy for North Dorset proposed 1,200 homes at Shaftesbury and 7 hectares of employment land in the period 2006 to 2026. Growth was mainly to the east of the town on a large site allocated in the adopted 2003 Local Plan. Most of the 'land east of Shaftesbury' site now has planning permission. The housing is being built out and the employment site (which has permission) is being marketed. Two smaller sites towards the northern edge of the town were identified in the draft Core Strategy and are likely to be retained in the revised document. It is now envisaged that about 1,140 homes will be built at Shaftesbury between 2011 and 2026. Wiltshire Council has been consulted through the plan preparation and planning application processes and has raised no objection.

Duty to Co-operate Statement

For the North Dorset Local Plan 2001 – 2026 Part 1

The draft Core Strategy for North Dorset proposed 2,300 homes at Gillingham in the period 2006 to 2026, together with 22 hectares of employment land. Growth was proposed mainly to the south of Gillingham (also with a large employment site to the west of the town at Wyke) following a study to assess the options. The Council now proposes to take the site to the south of the town forward as a Strategic Site Allocation (SSA), although the proposed employment site at Wyke is no longer being proposed. Dropping the proposed employment site at Wyke was discussed in the 'key issues' consultation in autumn 2012. This consultation also sought views on how the SSA should be developed. 1,490 homes and 11.7 hectares of employment land are now proposed at Gillingham in the period up to 2026, although the development of the SSA is likely to go on beyond that date. Wiltshire Council has been consulted through the plan preparation process and has raised no objection.

Any cross-boundary relationships in terms of growth requirements between the two authorities are considered to be adequately addressed by the proposed policies of the emerging plans.

Transport

The A303 is a trunk road that passes through the northern tip of North Dorset and crosses Wiltshire. The Highways Agency is consulted, through plan preparation, on proposals that may impact upon the A303. Dorset County Council and Wiltshire Council are also consulted on issues that may affect the A30 and A350. The Highways Agency has raised no issues to the Wiltshire Core Strategy.

Areas of Outstanding Natural Beauty (AONB)

The policy approach to development that impinges on the Cranborne Chase and West Wiltshire Downs AONB is broadly consistent in the adopted/emerging development plan of each authority. The local authorities will continue to cooperate on cross-boundary issues which might potentially impact upon the landscape through the Cranborne Chase and West Wiltshire Downs Partnership.

Community Planning

Both authorities have adopted a complementary Community Planning approach. In Dorset this is taken forward by the Three Rivers Partnership and the Shaftesbury District Task Force and in Wiltshire by the South West Wiltshire Community Area Board.

Joint working

North Dorset, along with the other authorities in Dorset (including Bournemouth and Poole) are working to establish a Memorandum of Understanding with one another. As a neighbouring authority, Wiltshire Council will also be a signatory, ensuring that all cross-boundary issues continue to be addressed in the future.

Conclusion

North Dorset District Council and Wiltshire Council have fully discharged the duty to co-operate.

Signed on behalf of Wiltshire Council			
Name	Position	Signature	Date
Georgina Clampitt-Dix	Head of Spatial Planning		

Signed on behalf of North Dorset District Council			
Name	Position	Signature	Date
Trevor Warrick	Planning Policy Manager		

Appendix G - Dialogue with Wiltshire Council on Modifications to the Wiltshire Core Strategy

From: Tiley, Neil [<mailto:Neil.Tiley@wiltshire.gov.uk>]

Sent: 28 January 2014 14:34

To: Trevor Warrick

Subject: Wiltshire Core Strategy housing numbers

Importance: High

Sensitivity: Confidential

Dear sir/madam,

Wiltshire Council would like to take this early opportunity to engage with you to identify any concerns that may arise from the emerging revised housing distribution for Wiltshire within the Wiltshire Core Strategy. These figures are currently confidential and we would appreciate that you treat them in strictest confidence.

Wiltshire Council originally proposed a housing requirement of 37,000 homes from 2006 to 2026 within the submission draft of the Wiltshire Core Strategy.

This housing requirement was tested through a Sustainability Appraisal which concluded that a mid-range housing requirement (of 35,800 to 42,100) could be sustainably delivered. The examining Inspector, in his tenth procedural letter identified that based upon the evidence presented he considers that Wiltshire Council should look to plan for towards the upper end of this range. Wiltshire Council responded proposing a revised requirement of 42,000 homes. In order to deliver this revised requirement, the sustainability of delivery in various locations needs to be tested.

In this context, Wiltshire Council has worked to distribute the housing requirement of 42,000 homes and the initial findings are presented below. However, as a key stakeholder we would appreciate your input on the proposed distribution, particularly focussing on:

- whether there are any showstoppers to the levels of development proposed,
- what these might be and
- whether they are insurmountable.

We will then consider your response in any further revision to the proposed housing distribution.

Area	Requirement in submission draft	Initial revised requirement
Devizes town	1730	2070
Devizes remainder	420	500
Marlborough town	610	680
Marlborough remainder	240	240
Pewsey	600	600
Tidworth & Ludgershall	1750	2090
Tidworth remainder	150	180
East Wiltshire	5500	6360
Amesbury, Bulford & Durrington	2100	2510
Amesbury remainder	295	350
Mere town	200	240
Mere remainder	50	50
Salisbury City/Wilton town	6060	6060
Wilton remainder	220	260
Downton town	190	190
Southern Wiltshire remainder	365	440
Tisbury town	200	200
Tisbury remainder	220	220
South Wiltshire	9900	10520
Bradford on Avon town	510	610
Bradford on Avon remainder	160	190

Duty to Co-operate Statement

For the North Dorset Local Plan 2001 – 2026 Part 1

Calne town	1240	1480
Calne remainder	140	170
Chippenham town	4000	4510
Chippenham remainder	500	600
Corsham town	1050	1260
Corsham remainder	150	180
Malmesbury town	760	910
Malmesbury remainder	440	530
Melksham town	1930	2310
Melksham remainder	110	130
Royal Wootton Bassett town	920	1100
Royal Wootton Bassett & Cricklade remainder	330	390
Trowbridge town	5860	5910
Trowbridge remainder	140	170
Warminster town	1650	1970
Warminster remainder	120	140
Westbury town	1290	1540
Westbury remainder	100	120
North and West Wiltshire	21400	24220

I appreciate that this is very short notice, but we would appreciate a response by the 5th February 2014.

Neil Tiley, Manager, Monitoring & Evidence, Economic Development & Planning,
Wiltshire Council 01225 713475

From: Trevor Warrick
Sent: 10 February 2014 10:18
To: 'Tiley, Neil'
Cc: Richard Henshaw (RHenshaw@christchurchandeastdorset.gov.uk)
Subject: RE: Wiltshire Core Strategy housing numbers
Sensitivity: Confidential

Dear Neil

Thank you for consulting North Dorset on the revised housing provision figures for Wiltshire. Please accept my apologies for the late response.

In response to your questions, I do not think that there are any showstoppers to the levels of development proposed insofar as they affect North Dorset. On that basis the second and third questions are not applicable.

I have no objection to the proposed changes and, in my view, they are unlikely to raise any significant issues for North Dorset. North Dorset adjoins the Mere and Tisbury Community Areas, as defined in the Wiltshire Core Strategy, where Mere and Tisbury are identified as local service centres. The only change from the submission version of the Core Strategy is that an additional 40 dwellings are proposed at Mere.

We have examined the potential cross—border issues in the Duty to Co-operate Statement that accompanies our new Local Plan, which can be viewed here - <http://www.dorsetforyou.com/411730>. Section 5 discusses the potential issues arising from the Duty Co-operate. The issue of modest growth at Mere and Tisbury is discussed in paragraph 5.56 on page 47, which also cross refers to the Statement of Common Ground prepared for your Core Strategy EiP. The additional 40 dwellings proposed at Mere does not change North Dorset's position as set out in this paragraph and the Statement of Common Ground.

The submission version of the Wiltshire Core Strategy proposed the removal of a number of settlement boundaries, including the boundary around Zeals (as set out in List 1 of Appendix F). In order to ensure consistency, North Dorset also proposes to remove the boundary around the small part of Zeals that lies across the border in Bourton Parish. This approach is set out in paragraphs 5.43 to 5.44 of the Council's Duty to Co-operate Statement. I note that you are not intending to change your approach to Zeals as a result of changes to the housing requirement, so our position in this respect remains unchanged.

Regards

Trevor Warrick, Planning Policy Manager, North Dorset District Council

Email: twarrick@north-dorset.gov.uk; Direct line: 01258 484211

North Dorset District Council's formal response to consultation on the proposed modifications to the Wiltshire Core Strategy is set out below.

Comments

Wiltshire Core Strategy Consultation on Schedule of Proposed Modifications and associated documents April 2014 (14/04/14 to 27/05/14)

Comment by	North Dorset District Council (Mr Trevor Warrick)
Comment ID	3
Response Date	24/04/14 16:34
Status	Processed
Submission Type	Web
Version	0.4

Q1. Identify subject of representation

Please state which of the following matters this representation relates to (*please use separate forms if your representation relates to more than one of the listed matters*)

Please select one of the following matters: Schedule of Proposed Modifications (including Sustainability Appraisal and Habitats Regulations Assessment updates) April 2014

Identify Proposed Modification

If you are commenting on the Schedule of Proposed Modifications, please quote the unique reference number (e.g. TPL/01). TPL37

Q2. Legally compliant?

This is essentially asking whether the proposed modifications:

- 1 are in line with the council's Statement of Community Involvement (SCI)
- 2 reflect guiding legislation (*i.e. 4 Planning and Compulsory Purchase Act 2004 (as amended), Localism Act 2011, The Town and Country Planning (Local Development) (England) Regulations 2004 as amended; and the Town and Country Planning (Local Planning) (England) Regulations 2012*)
- 3 have been subject to Sustainability Appraisal (SA, have regard to national policy and have regard to any Sustainable Community Strategy (SUS) within Wiltshire.

So for example, if you are commenting on the proposed modifications we would like you to consider whether these meet the legal compliance tests set out above.

With respect to the matters listed in Q1, do you consider the consultation material you are commenting on is legally compliant? Yes

Q2 (cont.) Sound or unsound?

This means that the proposed modifications are assessed against the following four key points set out at paragraph 182 of the National Planning Policy Framework (NPPF):

- 1 **Positively prepared** - e.g. will the proposed modifications help the Core Strategy meet development needs and infrastructure requirements and are they consistent with achieving sustainable development?
- 2 **Justified** - e.g. are the council's proposed change based on sound evidence?
- 3 **Effective** - e.g. can the council's proposed changes actually be delivered and are they able to respond to change?
- 4 **Consistent with national policy** - e.g. are the proposed modifications consistent with the National Planning Policy Framework and all other national policy, including the latest ministerial statements on wind farm development and the planning policy guidance on renewable and low carbon energy.

Do you consider the proposed change is sound? Yes

Q3. Reasons for unsound

Please tick all options that apply.

Do you consider the consultation material you are commenting on is unsound because it is not:

Q4. Schedule of Proposed Modifications

Please give details of why you support or do not support the consultation material. Please let us know whether you think the consultation material is sound and legally compliant, and if not why not.

I have no objection to the proposed modifications and, in my view, they are unlikely to raise any significant issues for North Dorset. North Dorset adjoins the Mere and Tisbury Community Areas, as defined in the Wiltshire Core Strategy, where Mere and Tisbury are identified as local service centres. The only change from the submission version of the Core Strategy is that an additional 35 dwellings are proposed at Mere (ref TPL 37).

I have examined the potential cross-border issues in the Duty to Co-operate Statement that accompanies North Dorset's new Local Plan, which can be viewed here - <http://www.dorsetforyou.com/411730> . Section 5 discusses the potential issues arising from the Duty Co-operate. The issue of modest growth at Mere and Tisbury is discussed in paragraph 5.56 on page 47, which also cross refers to the Statement of Common Ground prepared for your Core Strategy EIP. The additional 35 dwellings proposed at Mere does not change North Dorset's position as set out in this paragraph and the Statement of Common Ground.

Q5. Previous representation

Does your representation relate to a previous one you submitted at the pre-submission stage or previous consultation stage. If so, has the Council satisfied your objection through the proposed changes that have been prepared?

Please tick one box only

I did not submit any comments on the previous stage

Notification of Inspector's Report

Do you wish to be notified that the Inspector's Report into the Wiltshire Core Strategy has been published? Yes

Notification of Wiltshire Core Strategy adoption

Do you wish to be notified that the Wiltshire Core Strategy has been formally adopted? Yes

Appendix H- Existing and Proposed Local Community Partnerships in North Dorset

