

For office use only

Batch number: _____ Received: _____
Representor ID # _____ Ack: _____
Representation # _____



North Dorset Local Plan – 2011 to 2026 Part 1

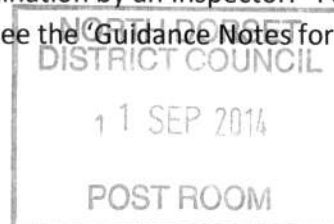
Pre-submission Focused Changes Consultation

1 August to 12 September 2014

Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012 Response Form

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

This is a formal consultation on the legal compliance and soundness of the Local Plan as amended by focused changes, before it is submitted to the Secretary of State for examination by an Inspector. For advice on how to respond to the consultation and fill in this form please see the 'Guidance Notes for Making Representations' that can be found on the Council's website at www.dorsetforyou.com/focusedchangesconsultation/north



Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

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

Alternatively you can submit your comments online at:

www.surveymonkey.com/s/NorthDorsetLocalPlanFocusedChangesConsultation

Deadline: 11:59 p m on 12 September 2014. Representations received after this time may not be accepted.

Part A – Personal details

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

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

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title	Mr	Mrs
First Name	Shaun	Sarah
Last Name	Pettitt	Hamilton-Foy
Job Title (where relevant)	Strategic Land Manager	Director
Organisation (where relevant)	Persimmon Homes South West	Pegasus Group
Address		
Postcode		
Tel. No.		
Email Address		

Part B – Representation

The Focused Changes to the North Dorset Local Plan 2011 to 2026 Part 1 and its supporting documents have been published in order for representations to be made prior to submission to the Secretary of State for examination. The purpose of the examination is to consider whether the Local Plan as amended by focused changes, complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which the focused changes have been prepared it is likely that your comments or objections will relate to a matter of **legal compliance**.

If you are seeking to make representations on the **content** of the focused changes it is likely that your comments or objections relate to the **soundness** of the plan and whether it is justified, effective or consistent with national policy.

Further information on the matter of legal compliance and the issue of soundness can be found in the 'Guidance Notes for Making Representations'.

If you need help completing the response form please see a member of the Planning Policy Team at the consultation exhibition in Blandford Forum on 14 August 2014 or call 01258 484201.

1. Please select which document you are commenting on:

- North Dorset Local Plan 2011 to 2026 Part 1: Pre- Submission Focused Changes
(please complete Questions 2 to 9)
- Supplement to the Sustainability Appraisal Report (please complete Questions 2 and 10)

2. Please state to which pre-submission focused change you are commenting on:

Change Reference:	Section reference: Supplement to SA - Section 3 Background
-------------------	---

3. Do you consider the Local Plan as amended by focused changes, to be legally compliant and prepared in accordance with the Duty to Cooperate, legal and procedural requirements?

- Yes No

4. Do you consider the Local Plan as amended by focused changes, to be 'sound'?

- Yes No

5. If you consider the Local Plan as amended by focused changes, to be unsound please specify your reason(s) by ticking the box(es) that apply below

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy

6. Please give specific details of why you consider the Local Plan as amended by focused changes, has not been prepared in accordance with the Duty to Co-operate, legal or procedural requirement or why you consider the plan to be unsound. Alternatively, if you wish to support any aspects of the plan please also use this box to set out your comments.

Continue on a separate sheet if necessary

7. What change(s) do you consider are necessary to ensure that the Local Plan is legally compliant and sound? It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Continue on a separate sheet if necessary

8. If your representation is seeking a change to the Local Plan as amended by the focused changes, do you consider it necessary to participate in the oral part of the examination?

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

9. If you wish to participate in the oral part of the examination please outline why you consider that to be necessary. Please note that the Inspector determines who is heard at the examination.

Persimmon Homes South West has already submitted objections to the Pre-Submission Plan in respect of the soundness of the plan in relation to the plan period and the housing requirement and the deliverability of the urban extension to Gillingham.

Persimmon Homes now objects to the increase in the district housing provision which does not appear to be justified on the basis of objectively assessed need. As referred to in our previous representations the plan period should be extended and the housing provision increased accordingly.

10. Please outline your comments on the Supplement to the Sustainability Appraisal or Addendum to the Habitats Regulations Assessment. Comments are not confined to 'soundness' issues, but respondents can express their opinions on the above documents and use it as a reference point on the 'soundness' of the Local Plan.

Section 3 Background - Supplement to the Pre-Submission Sustainability Appraisal Report

Persimmon Homes South West note that paragraph 3.5 refers to the Addendum to the Initial Sustainability Appraisal which reviewed and discounted the site to the south of the A350/A354 roundabout due to the landscape impact and the difficulty in achieving satisfactory pedestrian and cycle routes across the bypass. Hence the Pre-Submission Plan proposed land to the West of Blandford Forum along with the sites to the west of St Mary as the most sustainable option.

Paragraph 3.12 refers to new information which has been submitted as part of the pre-application work prior to a planning application being submitted. The paragraph goes on to state that this information specifically looks at the issues of landscape and biodiversity and transport and has enabled a review of the site.

However, paragraph 3.18 acknowledges that there remain issues with the land south of the A350/A354 roundabout; the transport information has identified a number of issues that need further work. "The main issue relates to the accommodation of a revised route for the Charlton Marshall/Spetisbury/Sturminster Marshall bypass. It has identified a route further south from the existing roundabout towards the crest of the hill. This is **likely to have a greater landscape impact and hence will require mitigation.**" My emphasis.

It is not clear why this area is still proposed when initially it was dismissed on the grounds of landscape impact and

now the analysis concludes there is likely to be greater landscape impact.

The severance issue (paras 3.5 and 3.20) created by the bypass still needs to be addressed, the document acknowledges that pedestrian and cyclist routes currently cross the bypass at the roundabout, and with the speed of the traffic at this point, safety remains an issue. Reference is made to the need for an alternative route such as a bridge but this "has not been adequately addressed in the transport proposals for the site."

It therefore raises the question whether development should breach the bypass and whether the site is deliverable and viable at the number of dwellings proposed.

This raises the question whether this site is adequately justified and capable of delivering the housing provision now proposed in the plan period for Blandford.

The PPG states that "Assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period." Paragraph: 018 Reference ID: 3-018-20140306

11. Do you wish to be notified of any of the following? Please tick all that apply. We will contact you using the details you have given above.

- That the Local Plan Part 1, as amended by the Focused Changes, has been submitted for independent examination
- The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan Part 1
- The adoption of the Local Plan Part 1.

Signature: _____



Date: 26th August 2014

If submitting the form electronically, no signature is required.