

Core Strategy Pre-Submission Consultation

2nd April – 25th June 2012

Public Protocol for Dealing with Representations to the Consultation and Guidance Notes for Completing the Representation Form



Christchurch Borough Council
East Dorset District Council
April 2012

www.dorsetforyou.com/348323

Pre-Submission Consultation
2nd April 2012 – 25th June 2012

Introduction

This document provides information about how the Core Strategy Pre Submission consultation will be run. The consultation will be undertaken in accordance with the Councils' adopted Statement of Community Involvement (SCI) (2006). The SCI outlined how both East Dorset and Christchurch Councils' intend to involve the community and stakeholders in consultations relating to the Local Development Framework. This document supplements the adopted SCI.

The Pre-Submission Consultation will run for 12 weeks from Monday 2nd April 2012 until Monday 25th June 2012.

Late or anonymous representations will not be accepted.

The aim of this document is to ensure that all sections of the community have an opportunity to be involved throughout the process of preparing planning policy documents and to explain how their comments will be recorded and published.

During this time there will be free public leaflets, East Dorset News and Christchurch Courier newspapers, displays in the Council Offices, Business Breakfast meetings, Focus Group meetings, meetings with key stakeholders and the opportunity for the public to attend exhibitions to consider the future planning of East Dorset and Christchurch. The events and details and procedures are contained within this document.

Useful Contacts

Policy Planning Team

Christchurch Borough Council

Email: planning.policy@christchurch.gov.uk

01202 495000

Policy Planning Team

East Dorset District Council

Email: policy.planning@eastdorset.gov.uk

01202 886201 ext. 2422

Copies of this document are available on request in alternative formats including Braille, the spoken word and large print.

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1 Notification of the Consultation

If you have already registered your interest with us on our database, you will receive a letter or email confirming the start of the Consultation. The consultation will be advertised in the local press, the Bournemouth Echo, the Stour and Avon Magazine, the Blackmore Vale Magazine, The Salisbury Journal, The New Milton Advertiser and the Lymington Times.

2 Where can I see a copy of the ‘Pre-Submission Consultation’ document, and the other documents and leaflets being produced for this Consultation?

Type of Document	Availability				Can I take a copy away with me?
	CBC and EDDC Council Offices	Local Libraries	dorsetforyou.com	Town and some Parish Council Offices	
Pre-Submission (main document)	Yes	Yes	Yes	Yes	A paper copy will only be available to take from the Council offices. Copies can be read and downloaded on line.
Sustainability Appraisals incorporating the Equalities Impact Assessment and Health Impact Assessment	Yes	Yes	Yes	Yes	A paper copy will only be available to take from the Council Offices. Copies can be read and downloaded online.
Habitats Regulations Assessment	Yes	Yes	Yes	Yes	A paper copy will only be available to take from the Council Offices. Copies can be read and downloaded online.
Planning for the Future of Christchurch Leaflet	Yes	Yes	Yes	Yes	Yes
Planning for the Future of Corfe Mullen and Sturminster Marshall Leaflet	Yes	Yes	Yes	Yes	Yes
Planning for the Future of Verwood, Three Legged Cross, St Leonards, St Ives and West Moors Leaflet	Yes	Yes	Yes	Yes	Yes
Planning for the Future of Ferndown Leaflet	Yes	Yes	Yes	Yes	Yes

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Type of Document	Availability				Can I take a copy away with me?
	CBC and EDDC Council Offices	Local Libraries	dorsetforyou.com	Town and some Parish Council Offices	
Planning for the Future of West Parley Leaflet	Yes	Yes	Yes	Yes	Yes
Planning for the Future of Wimborne and Colehill Leaflet	Yes	Yes	Yes	Yes	Yes
Christchurch Courier (Spring Edition)	Delivered to all homes in Christchurch (21,900 copies) and to 2050 businesses; CBC Council Offices; Christchurch & Highcliffe Libraries; Christchurch Information Centre				Yes
East Dorset News (Spring Extra Edition)	Delivered to all homes in East Dorset (38,500 copies); 500 copies distributed between East Dorset District Council offices, QE Leisure Centre, Moors Valley Country Park, hospitals and doctors' surgeries and other public places.				Yes

3 Public Exhibitions

We shall be running public exhibitions during the Consultation period. These will take place close to where development is being considered or in the town centres.

	Location	Date and Time
	East Dorset	
1.	The Hub, Brock Way, Verwood. BH31 7QE	Tuesday 17 th April 2.30 – 8pm
2.	The Allendale Community Centre, Hanham Road Wimborne. BH21 1AS	Friday 20 th April 2.30 – 8pm
3.	The Memorial Hall, Christchurch Road, West Parley. BH22 8TS	Tuesday 24 th April 2.30 – 8pm
4.	Corfe Mullen Scout Hut, Badbury View Road, Corfe Mullen. BH21 3HU	Friday 27 th April 2.30 – 8pm
5.	St John's Church Hall, Leigh Road, Wimborne. BH211AE	Tuesday 1 st May 2.30 – 8pm
6.	Longham United Reformed Church Hall, Ringwood Road, Longham, Ferndown. BH22 9AW	Wednesday 2 nd May 2.30 -8pm
7.	Penny's Walk, Ferndown. BH22 9TH	Thursday 17 th May 10am -3pm

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	Location	Date and Time
	Christchurch	
1.	Christchurch Town Centre Market, The High Street, Christchurch.	Monday 2 nd April 10am – 2pm
2.	Stewarts Gardenlands, Garden Centre, Lyndhurst Road, Christchurch. BH23 4SA	Monday 16 th April 10am – 2pm
3.	Community Room, Christchurch Fire Station, Christchurch. BH23 2LB	Monday 23 rd April 3.30 – 7.30pm
4.	Portfield Hall, 94, Portfield Road, Fairmile, Christchurch. BH23 2AQ	Monday 30 th April 4 – 8pm
5.	Council Chamber, Christchurch Borough Council, Bridge Street, Christchurch. BH23 1AZ	Wednesday 2 nd May 5 – 8pm
6.	Sainsburys Supermarket, 1 Lyndhurst Road, Christchurch. BH23 4RY	Tuesday 15 th May 5 - 8pm
7.	Burton Green, Christchurch. BH23 7JN	Monday 21 st May 10am - 2pm
8.	Greystones, Waterford Road, Highcliffe, Christchurch. BH23 5JL	Monday 28 th May 9 – 11.30am
9.	Christchurch Town Centre Market, The High Street, Christchurch.	Monday 11 th June 10am – 2pm

4 Key Stakeholder Meetings

We shall hold a number of meetings with Key Stakeholders, such as the Environment Agency during the Consultation. A record of these meetings will be made in the Core Strategy Diary. A full list of the meetings planned with Key Stakeholders and specific organisations is set out below:

	Organisation
1.	Airport Advisory Group
2.	Bournemouth and Poole Primary Care Trust
3.	Christchurch Urban Extension Advisory Group
4.	Dorset County Council - Education
5.	Dorset County Council – Highways/Transport
6.	Dorset Primary Care Trust
7.	Environment Agency
8.	Natural England

There will be the opportunity for officers to attend Parish and Town Council meetings and the Residents Associations in Christchurch on request. Additionally, other meetings can be arranged with other organisations on request.

5 Making Representations

The Core Strategy is published in order for representations to be made on 'soundness' prior to submission to the Secretary of State for examination. The representations will be considered alongside the Core Strategy when submitted, which will be examined by a Planning Inspector in 2013. The Planning and Compulsory Purchase Act 2004 states that the purpose of the Core Strategy examination is to consider whether the Core Strategy complies with the legal requirements and is 'sound', as explained in the attached Guidance Notes.

(i) Using Objective Software online

The Councils' will use Objective - an online software package for public responses. This is our preferred method for comments to be made on the documents. In order to make representations, it is necessary for you to have an Objective account. If you have not registered, please go to www.dorsetforyou.com/348323 and follow the links to Objective registration.

Please note all comments submitted will be made public.

(ii) Alternatively, you may complete a Response Form

- A separate form will need to be provided for each separate comment made.
- A blank form is included in this document, is available online at www.dorsetforyou.com/348323 or we can supply you with a blank paper form, but additional copies will need to be photocopied. Please request a form by telephoning 01202 886201 ext. 2422, or call in to the libraries, the Town or main Council offices to collect one.
- If you would like help completing this form, please contact the Policy Planning Teams.
- Completed forms can be submitted online in Word format (not pdf), or sent to:

The Planning Policy Team
Christchurch Borough Council
Freepost (BH575)
Civic Offices
Bridge Street
Christchurch
BH21 1BR

- You may also like to use one of the shortened forms included in East Dorset News, the Christchurch Courier or one of the leaflets.

6 What happens to my comments? When will they appear on the website?

Late or anonymous representations will not be accepted. All representations received will be published on the Council's website along with your name. It is our intention to publish comments as soon as practicable during the course of the consultation, depending on the volume of responses made. If you make your representations in written form we will have to input them, so this will mean their entry onto the system will be delayed.

Comments and leaflets which are received by post will also be published during the consultation. It may be necessary to abbreviate lengthy comments, but the full transcript will be scanned and published. Signatures will not be shown.

If you choose to type a response it would be appreciated if you could email the Microsoft Word version, making it easier to copy the responses into an examination database.

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As your representation will be passed to an Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

After this stage, further submissions will only be at the request of the independent Inspector appointed by the Secretary of State, based on the matters and issues he/she identifies for examination.

All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments.

Verbal comments

All comments will need to be recorded and attributed. We would prefer those making verbal contributions to complete a Response Form or submit the comments online.

7 Can I come and talk to someone?

The Consultation Period will be a very busy time. We urge you to attend one of the public exhibitions taking place across East Dorset and Christchurch (listed on pages 5 and 6) to view plans and discuss any thoughts or concerns you may have.

However, if you would like to meet a Policy Planning Officer, we will try hard to accommodate you. Any such meeting will have to be pre-booked and properly minuted. A time limit of 30 minutes will be assigned to the meeting. A record of the meeting will be made in the Core Strategy Diary and the minutes may be published concerning the discussion which takes place.

Please contact:

Policy.planning@eastdorset.gov.uk

Planning.policy@christchurch.gov.uk

East Dorset - 01202 886201 ext 2422

Christchurch – 01202 495000

8 What happens next?

Once the consultation has ended on 25th June 2012, the main issues raised will be summarised. A further consultation is likely to be required to consider any development sites promoted in the Pre-Submission consultation by landowners/developers. Following this a summary of the representations will be submitted to the Secretary of State near the end of 2012. If any representations raise matters which would suggest changes to the Core Strategy before the document is submitted, the partner authorities will consider the appropriate way to proceed.

The examination into the Core Strategy is expected to be heard mid-2013. If the Inspector considers that substantive issues are raised he/she may request that you attend the hearing. If the document is considered 'sound' by the Inspector it is anticipated that the Inspector's Report will be received in the autumn of 2013. Following the Inspector's Report, the Core Strategy will then be adopted.

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9 Addresses and other Useful Information

Location	Address	Opening Hours
Christchurch		
Council Offices	Civic Offices, Bridge Street, Christchurch. BH23 1AZ 01202 495000 planning.policy@christchurch.gov.uk	Mon – Thurs 8.45am – 5.15pm Fri 8.45am – 4.45pm
Christchurch Information Centre	49 High Street, Christchurch, BH23 1AS	Mon – Fri 9.30am – 5pm Sat 9am – 5pm
Steamer Point Information Centre	Steamer Point, off Penny Way, Highcliffe	Mon – Sun 9am – 5pm
Christchurch Library	Druitt Buildings, High Street, Christchurch. BH23 1AW 01202 485938	Mon 9.30am – 5.30pm Tues 10am – 7pm Wed 9.30am – 1pm Thurs 9.30am – 7pm Fri 9.30am -5.30pm Sat 9am – 4pm
Highcliffe Library	Gordon Road, Highcliffe. BH23 5HN 01425 272202	Mon 10am – 6.30pm Tues 9.30am – 5pm Wed – Closed Thurs 9.30am – 1pm Fri 9.30am – 6.30pm Sat 9.30am – 4pm
East Dorset		
Council Offices	Furzehill, Wimborne. BH21 4HN 01202 886201 Policy.planning@eastdorset.gov.uk	Mon – Thurs 8.45am – 5.15pm Fri 8.45am – 4.45pm
Ferndown Town Council	King George V Pavilion, Peter Grant Way, Ferndown. BH22 9EN 01202 892249	Mon – Fri 9am – 4pm
Verwood Town Council	Council Offices, 28 Vicarage Road, Verwood. BH31 6DW 01202 820880	Mon – Fri 9am – 1pm

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Location	Address	Opening Hours
Wimborne Town Council	Town Hall, 37 West Borough, Wimborne. BH21 1LT 01202 881655	Mon – Fri 9am – 1pm
West Moors Parish Council	4 Park Way, West Moors. BH22 0HL 01202 861044	Mon, Tues, Thurs & Fri 10am - 1pm Wed - Closed
Corfe Mullen Parish Council	Council Office, Towers Way, Corfe Mullen BH21 3UA 01202 698600	Mon – Fri 9am - 2pm
Colehill Library	Middlehill Road, Colehill, Wimborne. BH21 2HL 01202 886676	Mon 2 – 5pm Tues 9.30am – 1pm & 2 – 5pm Wed – Closed Thurs 2 – 5pm Fri 2 – 6.30pm Sat 9.30am – 12.30pm
Corfe Mullen Library	54 Wareham Road, Corfe Mullen. BH21 3LE 01202 659755	Mon 10am – 1pm & 2pm – 5.30pm Tues - Closed Wed 2 – 5.30pm Thurs – Closed Fri 10am – 1pm & 2 – 7pm Sat 10am – 12.30pm
Ferndown Library	Penny's Walk, Ferndown. BH22 9TH 01202 874542	Mon 10am – 6pm Tues & Fri 9.30am – 6pm Wed 9.30am – 1pm Thurs 9.30am – 7pm Sat 9am – 4pm
Fordingbridge Library	Roundhill, Fordingbridge, Hants SP6 1AQ 0845 6035631	Mon – Closed Tues 10am – 7pm Wed & Fri 10am – 5.30pm Thurs 10am – 1pm, Sat 9.30am – 1pm

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Location	Address	Opening Hours
West Moors Library	Station Road, West Moors. BH22 OJD 01202 873272	Mon 2 – 5pm Tues 2 – 6.30pm Wed – Closed Thurs 9.30am - 1pm & 2 - 5pm Fri 9.30am - 1pm Sat 10am – 12.30pm
Ringwood Library	Christchurch Road, Ringwood, Hants. BH24 1DW 0845 6035631	Mon – Closed Tues 9.30am – 7pm Wed, Thurs & Fri 9.30am – 5.30pm Sat 9.30am – 1pm
Verwood Library	1 Manor Road, Verwood. BH31 6DS 01202 822972	Mon 10am – 1pm & 2 - 5pm Tues & Thurs 10am – 1pm & 2 – 5pm Wed – Closed Fri 10am – 1pm & 2 – 7pm Sat 9am – 1pm
Wimborne Library	Crown Mead, Rear of 55-57 High Street, Wimborne. BH21 1HH 01202 882770	Mon 10am – 6.30pm Tues 9.30am – 1pm Wed - Closed Thurs 9.30am – 6.30pm Fri 9.30am – 5pm Sat 9.30am – 4pm
East Dorset Mobile Library	Please contact West Moors Library for details of this service to East Dorset villages 01202 873272	
East Dorset Heritage Trust	Allendale House Hanham Road Wimborne BH21 1AS 01202 888992	Monday to Friday 9.30 am to 5 pm

10 The Response Form

Christchurch and East Dorset Pre-Submission Core Strategy RESPONSE FORM

Completing this Response Form

Please complete this form and submit it to the Council. **A separate Response Form will need to be provided for each Policy commented on.** Please either photocopy this form, or you can request another form by telephoning **01202 886201** ext **2422**. Alternatively call in to local libraries, the Town, Parish or main Council offices to collect one, or download it at www.dorsetforyou.com/348323.

It is important that responses to the consultation are based around the **'Tests of Soundness'**.

To be 'sound' a Core Strategy should be **Positively prepared, Justified, Effective and Consistent with National Policy**.

Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified– the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with National Policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

This form has two parts - **Part A** - Personal details, and **Part B** - Your representation(s).
Please fill in a separate sheet (Part B) for each representation you wish to make.

Part A - Personal details

1. Personal details

Title	<input type="text"/>
First name	<input type="text"/>
Last name	<input type="text"/>
Address	<input type="text"/>

Phone no.

Email

2. Agent's details (please **only** complete if you are using an agent)

Title

First name

Last name

Job title

Organisation

Address

Phone no.

Email

Part B - Please use a separate form for each representation

3. To which part of the document does this representation relate

Policy (eg WMC1):

Paragraph:

Map number:

4. Do you consider the document is: (please select **either** 'Yes' or 'No')

(1) Legally compliant: Yes No

(2) Sound*: Yes No

* If you have entered No to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.

5. **Do you consider the document is unsound because it is not:** (please select either 'Yes' or 'No')

Positively Prepared: Yes No

Justified: Yes No

Effective: Yes No

Consistent with national policy: Yes No

6. **Please give details of why you consider the document is not legally compliant or is unsound.** Please be as precise as possible. If you wish to support the legal compliance or soundness of the document, please also use this box to set out your comments.

7. **Please set out what change(s) you consider necessary to make the document legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness.** You will need to say why this change will make the document legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. After this stage, further submissions will only be at the request of the independent Inspector appointed by the Secretary of State, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination with the Government Inspector? (please tick one box only)

No, I do not wish to participate at the oral examination:

Yes, I wish to participate at the oral examination:

9. If you wish to participate at the oral part of the examination with the Government Inspector, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please indicate if you wish to be notified of any of the following:

That the Christchurch and East Dorset Core Strategy has been submitted for independent examination.

The publication of the recommendations of any person appointed to carry out an independent examination of the Christchurch and East Dorset Core Strategy.

The adoption of the Christchurch and East Dorset Core Strategy.

Please sign and date:

Signature:

Date:

Please send completed form(s) by **Monday 25th June 2012** to:

**Planning Policy, FREEPOST (BH575), Christchurch Borough Council,
Civic Offices, Bridge Street, Christchurch, BH23 1BR**

Alternatively email them to either policy.planning@eastdorset.gov.uk or planning.policy@christchurch.gov.uk

All comments made must be supported by your full name and address, and will be published on the Council's website along with your name. As this is a statutory stage of Consultation, no late comments can be accepted. It is our intention to publish comments as soon as practicable during the course of the consultation.

Data Protection

I/we understand that Christchurch Borough Council / East Dorset District Council will use the information that I/we have provided for the purpose of the Core Strategy. I/we consent to Christchurch Borough Council / East Dorset District Council disclosing my/our information to third parties for this purpose.

I understand that I/we have the right to ask for a copy of the information held about me/us and which is subject of Data Protection Act 1998 (for which Christchurch Borough Council / East Dorset District Council may make a charge) and to correct any inaccuracies in my/our information.

Data Protection Act 1998: Any information provided will be treated in strict confidence and will be held on and processed by computer.

11 Guidance Notes to accompany the Representations Form for the Christchurch and East Dorset Core Strategy Pre-Submission document

1. Introduction

The Christchurch and East Dorset Core Strategy Pre-Submission document has been published prior to its submission to the Secretary of State. This is to allow for representations on the Core Strategy to be made. The representations will be considered alongside the Core Strategy, by an independent Planning Inspector in 2013.

The Planning and Compulsory Purchase Act 2004 states that, the purpose of the examination is to consider whether the Plan complies with legal requirements and is therefore 'sound'.

- If you are seeking to make representations on the **way** in which Christchurch Borough Council and East Dorset District Council have prepared the Pre-Submission Core Strategy it is likely that your comments or objections will relate to a matter of **legal compliance**.
- If it is the **actual content** on which you wish to comment or object, it is likely that your representation will relate to whether the Core Strategy is **positively prepared, justified, effective or consistent with national policy, i.e. sound**.

2. Legal Compliance

The Inspector will first check that the Core Strategy meets the legal requirements under s.20(5)(a) of the 2004 Act before moving on to test for soundness. You should consider the following before making a representation on legal compliance:

- The Core Strategy should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the plans it proposes to produce over a 3 year period. It will set out the key stages in the production of the Core Strategy which the Council proposes to bring forward for independent examination. If the Core Strategy is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Development Plan Document in question should be in general accordance with the Council's Statement of Community Involvement (SCI). The SCI is a document which sets out the Council's strategy for involving the community in the preparation and revision of its plan, including the Core Strategy.
- The Core Strategy should comply with the Town and Country Planning (Local Development) (England Regulations) 2004 as amended. At Pre-Submission the Council must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The Council must also place local advertisements and notify the statutory bodies (as set out in the regulations) and any persons who have requested to be notified.
- The Council is required to publish a Sustainability Appraisal report at the Pre-Submission stage of the Core Strategy. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental and economic factors.
- The Core Strategy should have regard to national policy set out in Planning Policy Statements/Guidance and Circulars.
- The Core Strategy must have regard to any Sustainable Community Strategy (SCS) for its area (i.e. county and district). These are the Christchurch Community Plan (2007-2010) and the East Dorset Community Strategy (2008), and The Community Strategy for Dorset (2007-2016).

To be sound a Core Strategy should be:

Positively prepared

The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified

This means that the Core Strategy should be founded on a robust and credible evidence base involving:

- § Evidence of participation of the local community and others having a stake in the area
- § Research/fact finding: the choices made in the plan are backed up by facts

The Core Strategy should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Core Strategy should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

Effective

This means the Core Strategy should be deliverable, embracing:

- § Sound infrastructure delivery planning
- § Having no regulatory or national planning barriers to delivery
- § Delivery partners who are signed up to it
- § Coherence with the strategies of neighbouring authorities

The Core Strategy should also be flexible and able to be monitored by:

- Indicating who is to be responsible for making sure that the policies and proposals happen and when they will happen.
- Being flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process, or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the Core Strategy should make it clear that major changes may require a formal review including public consultation.
- Ensuring that any measures which the council has included to make sure that targets are met are clearly linked to an Annual Monitoring Report. This report must be produced each year by all local authorities and will show whether the Core Strategy needs amendment.

Consistent with national policy

The Core Strategy should be consistent with national policy. The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

If you think the content of the Core Strategy is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the Core Strategy on which you are seeking to make representations or in any other plan in the Christchurch and East Dorset Local Development Framework (LDF). If so, there is no need to repeat existing policies.
- If the policy is not covered elsewhere, in what way is the Core Strategy unsound without the policy?
- If the Core Strategy is unsound without the policy, what should the policy say?

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General Advice

If you wish to make a representation seeking a change to the Core Strategy or part of the Core Strategy you should make it clear in what way the Core Strategy or part of the Core Strategy is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the Core Strategy should be changed. It will be helpful if you also say precisely how you think the Core Strategy should be changed.

Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at Pre-Submission. After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see a Core Strategy changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, Pre-Submission and examination of Core Strategies is provided in Planning Policy Statement 12: Local Spatial Planning and in the Plan Making Manual.

The period for making representations runs from 2nd April 2012 to 25th June 2012, after which representations will not be accepted.

The Planning and Compulsory Purchase Act 2004 Regulations can be viewed at:

<http://www.legislation.gov.uk/ukpga/2004/5/contents>

The Town and Country Planning (Local Development) (England) Regulations 2004 can be viewed at:

<http://www.legislation.gov.uk/uksi/2004/2204/contents/made>

The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 can be viewed at:

<http://www.legislation.gov.uk/uksi/2008/1371/contents/made>

The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 can be viewed at:

<http://www.legislation.gov.uk/uksi/2009/401/contents/made>

From the 6th April 2012, The Town and Country Planning (Local Planning) (England) Regulations 2012 will apply and can be viewed at:

http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf