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Sandip Mahajan (Planning Policy)

From: [REDACTED]
Sent: 24 January 2014 16:59
To: PlanningPolicy
Cc: [REDACTED]
Subject: (SANDIP HAS PRINTED FOR THE CONSULTATION RESPONSE BOX) Response to Local Plan by Shaftesbury Town Council
Attachments: LocalPlanAnnexes.pdf

Dear Sir/Madam

Our response is given below. We apologise for the presentation. We were unable to submit it electronically.

The Annexes come first, in the body of the e-mail. Scans (pdf) of the form are then attached below.

Yours faithfully

John Lewer, Chairman of Shaftesbury Town Council's Planning & Highways Committee

Annex A to Consultation. Sustainability.

These policies focus too much on ENVIRONMENTAL sustainability, and not enough on SOCIAL sustainability.

They are too tightly defined, and will neither allow adequate development "in the countryside", nor guarantee acceptable development in towns.

We have concerns about the survival of villages, if they are not allowed to develop. This includes both housing (affordable and market) as well as employment uses.

They make no allowance for mistakes currently being made concerning E Shaftesbury.

In our view, the E Shaftesbury expansion is not sustainable, because, despite a thorough and successful analysis of what was needed;

- the infrastructure required (and funding for it) was not identified accurately enough
- virtually all the responsible bodies failed to appreciate the implications for the services they should provide (education, health, transport.....)
- the social housing percentage was allowed to run out of control (and too much was allocated to out-of-area residents)
- the planning conditions were not enforced properly (particularly house density and play areas)
- no progress yet on using employment land (flexibility should extend to use for college(s), budget hotel(s).....)
- the school will now be off-site. (We believe it should still be put on-site in the space freed up by the excessive housing density mentioned above)

Enormous efforts will need to be made to avoid the development becoming a ghetto, isolated from the main town. This is more likely while the trunk route between the Midlands and the Continent passes between them. This cannot be allowed continue till after 2026.

There will never be sufficient infrastructure funding raised by future development in Shaftesbury (it is now too late)
Neither will the S Gillingham development provide funding, because the Plan denies that it is required.
We have no confidence in the Plan's ability to address the problem.

The plan on p216 implies that Wiltshire doesn't exist. Neither is there any apparent co-operation with Wiltshire. A sustainable plan should include co-operation with neighbouring authorities.

Annex B to Consultation. Localism.

These policies give too much power to the Planning Authority, and not enough to Parishes/Towns/Neighbourhoods.

Many errors of interpretation throughout document. Those pertinent to Shaftesbury:

3.45 A Town's NP cannot reduce development below the LP's. Where does that put Shaftesbury's Conservation policies, if the NP wants to tighten them up?

8.100 pre-judges how the town will develop;
2nd bullet point (employment land) should include options of eg college and budget-type hotel
4th bullet point (east of TC land) should give priority to leisure and community facilities, with housing and retail not specifically mentioned

8.118 pre-judges shopping frontages. These should be left to the NP.

8.123 parking: Primarily for NP, only by LP if NP does not address. (Unlikely!)

Annex C to Consultation. Transport Infrastructure.

Rail: No consideration of need for expansion of parking at Gillingham, or for additional station (near Gillingham, or re-open Semley)

Road: Denial of traffic densities in A350 corridor (including C13, which already carries far too much traffic, particularly HGV)
Traffic from Gillingham development will overwhelm this corridor long before 2026
This omission is at odds with turning Christy's Lane into a street.
Should there not be thought given to moving the A350 corridor to the W of Shaftesbury, so that it could also serve Gillingham? It could be a more sustainable solution.
The map on p216 should at least show the reserved corridor.

For office use only	
Batch number: _____	Received: _____
Representor ID # _____	Ack: _____
Representation # _____	



North Dorset Local Plan Part 1

Pre-submission Consultation 29 November 2013 to 24 January 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 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/planning/north-dorset/planning-policy

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/NorthDorsetLocalPlan

Deadline: 5pm on 24 January 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 on the pre-submission North Dorset Local Plan Part 1 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	COUNCILLOR
First Name	JOHN
Last Name	LEWER
Job Title (where relevant)	CHAIRMAN PLANNING & HIGHWAYS COMMITTEE
Organisation (where relevant)	SHAFTESBURY TOWN HALL
Address	HIGH ST., SHAFTESBURY
Postcode	SP7 8JE
Tel. No.	
Email Address	

Part B – Representation

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 complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which documents 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 documents it is likely that your comments or objections relate to the **soundness** of the plans 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 one of the consultation exhibitions or call 01258 484201.

1. Please select which document you are commenting on:

- North Dorset Local Plan 2011 to 2026 Part 1 (please complete Questions 2 to 9)
- Final Sustainability Appraisal Report (please complete Questions 2 and 10)
- Habitats Regulations Assessment (please complete Questions 2 and 10)

2. Please state the part of that document you are commenting on:

Paragraph number: MANY	Policy/site: MANY	Policies map: P216
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3. Do you consider the Local Plan 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 to be 'sound'?

- Yes No

5. If you consider the Local Plan 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 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.

STC MADE A SUBSTANTIAL RESPONSE TO THE DRAFT CORE STRATEGY, OF WHICH MOST OF OUR COMMENTS REMAIN UNADDRESSED. WE REPEAT OUR VIEWS HERE:

1. INADEQUATE INTERPRETATION OF "SUSTAINABLE". See Annex A
2. INCORRECT INTERPRETATION OF "LOCALISM". See Annex B
3. INADEQUATE POLICIES FOR TRANSPORT INFRASTRUCTURE (PARTICULARLY FOR SHAFTESBURY & GILLINGHAM. See Annex C
4. MISC. - WE OBJECT TO SHAFTESBURY "SUPPORTING" GILLINGHAM. THE TWO TOWNS "COMPLEMENT" ONE ANOTHER

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.

AS ABOVE

8. If your representation is seeking a change, 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.

N/A

10. Please outline your comments on the Final Sustainability Appraisal Report or 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.

NONE

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 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: 24/1/2014

If submitting the form electronically, no signature is required.

Submit Form

This button should attach your form to a pre-addressed email, if it does not, please save the form and send it to planningpolicy@north-dorset.gov.uk