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Representor ID # _____ Ack: _____
Representation # _____



North Dorset Local Plan – Part 1

Main Modifications Consultation

24 July to 18 September 2015

Town and Country Planning (Local Planning) (England) Regulations 2012

Response Form

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

This is a formal consultation on the legal compliance and soundness of the Local Plan as amended by main modifications. The Inspector produced a note on his preliminary findings into the North Dorset Local Plan Part 1 and this was published on 9 June 2015. The Inspector and the Council wish to be informed about any representations on the proposed main modifications to the Local Plan. Details of the Main Modification documents are available on the Council's web page below:

www.dorsetforyou.com/northdorsetlocalplanmainmod

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk


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

Deadline: Midnight on 18 September 2015. Representations received after this time may not be accepted.

Part A – Personal details

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

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

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title	Mr	
First Name	Christopher	
Last Name	Wilkins	
Job Title(<i>where relevant</i>)	Town Clerk	
Organisation (<i>where relevant</i>)	Sturminster Newton Town Council	
Address		
Postcode		
Tel. No.		
Email Address		

Part B – Representation

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

1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM6

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

Yes

No

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

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

See box for Question 6

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

Yes

No

6. Your Comments.

Please provide more details as to

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

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

Explanation of reasons:

Sturminster Newton Town Council considers that this proposed modification does not meet the soundness criterion of effectiveness because the housing trajectory proposed would require construction of more new dwellings in this parish during the first five years of the term than can be provided with adequate local education and health service facilities within that period and is therefore undeliverable.

Changes to the proposed modification wording/new wording we are suggesting:

Appendix E: Housing Trajectory

Figure E.1: District-wide Housing Trajectory

Reduce the "District Total" element of the bars for 2016, 2017 and 2018 by 50 units each

Increase the "District Total" element of the bars for 2021, 2022, 2023, 2024, 2025 and 2026 by 25 units each

5.23 (Original text indicated thus – suggested change / addition indicated thus)

Sturminster Newton will receive about 97% of housing growth recognizing the important role it plays as a service centre in the north west of the District, but also its smaller size that will be paced at a rate up to 2031 to ensure local services and infrastructure can cope and are sufficiently funded and developed in parallel with this development given current known constraints on sports and leisure, the road system, medical and school capacity. The figure of 380 395 new homes by 2026 2031 includes homes both on brownfield and greenfield sites near the town centre and small greenfield urban extensions.

Continue on a separate sheet if necessary

Signature: 

Date: 4th September 2015

If submitting the form electronically, no signature is required.

Part B – Representation

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

2. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM13

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

Yes

No

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

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

See box for Question 6

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

Yes

No

6. Your Comments.

Please provide more details as to

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

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

Explanation of reasons:

Sturminster Newton Town Council considers that this proposed modification does not meet the soundness criterion of effectiveness because the policy is inconsistent in providing varying degrees of protection of IOWA at different times and is therefore undeliverable.

Change to the proposed modification wording/new wording we are suggesting:

(Existing modification indicated thus – suggested change / addition indicated thus)

Policy 1.9 Important Open or Wooded Areas (IOWA) of the 2003 Local Plan has been saved. The IOWA Policy protects the site from development. However, at the examination of the adopted Local Plan 2003 the inspector recommended a review of IOWA designations particularly their contribution in visual or amenity terms to the public areas within a town or village with a view to deleting those which did not require complete protection. This review will be undertaken as part of Local Plan Part 2 or through Neighbourhood Plans. In the interim, where a robust review including public consultation of the contribution of a designated site is undertaken to support a planning application, this will be taken into account in the decision making process.

Continue on a separate sheet if necessary

Signature: 

Date: 4th September 2015

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Part B – Representation

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

3. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM17

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

Yes

No

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

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

See box for Question 6

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

Yes

No

6. Your Comments.

Please provide more details as to

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

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

Explanation of reasons:

Sturminster Newton Town Council considers that this proposed modification does not meet the soundness criterion of effectiveness because the policy is unclear and inconsistent in its treatment of the settlement boundary and is therefore undeliverable. Sturminster Newton Town Council further considers that this proposed modification does not meet the soundness criterion of having been positively prepared because the consultation with local residents about the effects or possible effects of the policy on the settlement boundary and future development in the vicinity has been insufficient and inadequate.

On 24 July 2015 North Dorset District Council wrote to local residents about this Main Modification. On 13th August 2015 18 members of the public attended the meeting of the Town Council's Planning and Environment Committee to speak about this issue. A further public meeting was organized at Friars Moor Court on 24th August 2015 which was attended by more than 30 local residents. At both meetings concerns were expressed that the effect of this Main Modification would be intensified development leading to denser development than previously indicated, traffic problems, noise and pollution from greatly increased use of local roads, general loss of amenity to existing dwellings and overstrain on local schools, health services and other infrastructure. There was also considerable concern over the lack of clarity about change to the existing settlement boundary during the plan period and the effect of this Main Modification upon this.

Given the nature of these issues and concerns it is not possible or appropriate for Sturminster Newton Town Council to suggest specific changes to this particular Main Modification.

Continue on a separate sheet if necessary

Signature: 

Date: 4th September 2015

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Part B – Representation

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

4. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM20

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

Yes

No

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

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

See box for Question 6

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

Yes

No

6. Your Comments.

Please provide more details as to

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

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

Explanation of reasons:

Sturminster Newton Town Council considers that this proposed modification does not meet the soundness criterion of effectiveness because the policy lacks clarity in the proper applicability of design principles and is therefore undeliverable. This Main Modification, in its current form, could have the effect of undermining the proper application of design principles. The original wording of paragraph 10.68 already provides adequate scope for flexible application of the principles and standards.

Change to the proposed modification wording/new wording we are suggesting:

(Existing modification indicated thus – suggested change / addition indicated thus)

Para. 10.68:

~~Further, there may be circumstances where it is not appropriate to apply design principles, aspects of form and / or standards (for example, bin storage and laundry drying in town centre developments)~~

Policy 24: DESIGN (Second. Para.):

~~Further, there may be circumstances where it is not appropriate to apply design principles, aspects of form and / or standards (for example, bin storage and laundry drying in town centre developments)~~
However, the design principles, aspects of form and standards relevant to a proposal should be applied in a way that reflects the nature, scale and location of the proposed development and the surrounding area.

Continue on a separate sheet if necessary

Signature: _____

Date: 4th September 2015

If submitting the form electronically, no signature is required.

Part B – Representation

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

5. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document):

Please use a separate form for each proposed modification you are commenting on.

MM21

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

Yes

No

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

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy
- It does not comply with the law

4. What would you like to happen?

- Delete the proposed modification
- Amend the proposed modification – you should suggest amended wording below
- Add a new policy or paragraph - you should suggest new wording below

(Please give further details or suggested wording in box for Question 6)

See box for Question 6

5. If there is an additional Examination Hearing session, would you like to verbally express your views to the Inspector?

Yes

No

6. Your Comments.

Please provide more details as to

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

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

Explanation of reasons:

Sturminster Newton Town Council considers that this proposed modification does not meet the soundness criterion of effectiveness because the policy lacks clarity about its applicability and is therefore undeliverable.

Change to the proposed modification wording/new wording we are suggesting:

(Existing modification indicated thus – suggested change / addition indicated thus)

In certain exceptional circumstances, such as the conversion of buildings in town centres, private open space provision may not be required.

[To be applied to both of the modifications proposed.]

Continue on a separate sheet if necessary

Signature: 

Date: 9th September 2015

If submitting the form electronically, no signature is required.