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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	Mr	Mrs
First Name	Matthew	Rosie
Last Name	Richardson	Baker
Job Title (where relevant)		Associate Director
Organisation (where relevant)	Gleeson Strategic Land Limited	Terence O'Rourke Limited
Address	C/O Agent	Everdene House, Deansleigh Road, Bournemouth, BH7 7DU
Postcode		BH7 7DU
Tel. No.		01202 421142
Email Address		Rosie.baker@torltd.co.uk

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:	Policy/site: 8 Affordable Homes	Policies map:
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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.

Policy 8, affordable housing, lacks flexibility that could constrain deliverability of new homes in the District. The policy requires a strict percentage of affordable housing to be delivered even though it recognises that this may not always be possible due to economic viability of development proposals. If the plan is to be more prescriptive then further viability evidence must be submitted and the target amended downwards to recognise this work. Otherwise, the policy should be reworded to make it clear that 40% affordable housing is a target the Council seeks to achieve but clearly recognises constraints to achieving this, that include development viability.

The reference to grant funding being used to maximise the level of affordable housing removes certainty from the policy and should therefore be removed.

The current policy wording does not provide a flexible or positive enough approach to ensure consistency with the requirements of the NPPF. Whilst the wording allows for testing of viability on a case by case basis, it should be clear that the percentage requirements for affordable housing are targets that the Council will aim to achieve and should a developer need to enter into negotiations the District Valuer will be involved in an 'open book' approach to ensure both parties can agree a suitable level of affordable housing for the site.

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.

The second paragraph of the policy should be re-worded too clarify the percentages presented are the Council's maximum targets, against which policy compliance can be considered in development management decisions.

The fourth paragraph of the policy should be reworded to ensure developers are able to take an 'open book' approach to affordable housing if required.

We would suggest the following wording:

"Such development will contribute to the provision of affordable housing in the following proportions based on the following targets as the Council's starting point for negotiations:"

"In case where a level of affordable housing provision below target is being proposed, the developer may will be offered the opportunity (subject to certain requirements) to involve the District Valuer with a view to securing a mutually agreed level of affordable housing provision."

Continue on a separate sheet if necessary

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.

Our client has a significant interest in land to the West of the A350, Shaftesbury and we therefore consider it to be important that we are able to participate orally to expand on the comments we have made within these representations.

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.

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: _____

If submitting the form electronically, no signature is required.

Date: 24 January 2014