

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	Mr	Mrs
First Name	Matthew	Rosie
Last Name	Richardson	Baker
Job Title(<i>where relevant</i>)		Associate Director
Organisation (<i>where relevant</i>)	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: 18 Shaftesbury	Policies map:
-------------------	-----------------------------	---------------

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.

Gleeson Strategic Land Limited fully supports the broad identification of land to the west of the A350, know as Littledown, at Shaftesbury, as a location for growth to accommodate new homes to help meet the Council's identified housing need. The site is in a sustainable location, is not subject to any particular technical constraints that would prevent housing delivery and can be master planned and landscaped so that the impact on the AONB is acceptable. Further, significant net benefits, in terms of social, economic and environmental benefits could be derived from the comprehensive development of the site, not least the provision of significant areas of publically accessible open space alongside family housing development. This approach, which would create a new garden neighbourhood for Shaftesbury, fully accords with the principles of the NPPF and the presumption in favour of sustainable development.

The land at Littledown abuts the north western edge of the town, which will enable new residents to make the best use of the existing opportunities this key settlement in the district has to offer. In addition, this greenfield site will compliment development and regeneration of the town centre area, as both are likely to offer a different type of residential accommodation.

Gleeson Strategic Land Limited has a significant interest in the land and included with this representation is a delivery statement to provide the Council with confidence that the site can deliver housing and should be allocated now. In taking an allocation forward it will be necessary to fully understand the capacity of the site and Gleeson would be willing to work with the Council to develop the master plan, which would facilitate an allocation and revised settlement boundary.

Whilst Gleeson Strategic Land Limited supports the identification of the general location for growth in the plan, given that at the time of writing we are already three years into the plan period, there is concern in regard to the lack of detail in regard to the boundaries of the site and number of homes to be accommodated on each of the three sites identified in Shaftesbury. The Local Plan should provide further clarity and greater definition of the site boundaries to provide certainty and enable early delivery. The NPPF, paragraph 17, sets out the core principles of the planning system and this includes setting out a "*clear strategy for allocating sufficient land which is suitable for development*". The plan does not demonstrate how the housing requirement identified in the plan will be met, including clear delivery of a 5 year housing land supply, as it fails to redefine settlement boundaries by identifying the boundaries of the housing sites that are relied upon to meet this housing need. This can only be achieved through site allocations. Without allocating sites the plan is ineffective and lacks a positive approach, further it is difficult to see how it can be justified, given that there is no clear evidence or clear allocation of the capacity that the growth locations are expected to accommodate.

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 Local Plan should allocate housing sites that are central to the delivery of the plan (i.e. at the main settlements) and redefine settlement boundaries so that those sites could be counted as deliverable (under the terms of Paragraph 47 of the NPPF) and planning applications can be positively progressed with the Council under the plan led approach.

Included with this response is a delivery statement for the land to the west of the A350. This statement identifies a suitable site boundary for the comprehensive development of the site, which would enable the delivery of about 150 - 200 new homes, along with areas of new green infrastructure that will benefit both new and existing residents. In taking an allocation forward it will be necessary to fully understand the capacity of the site and Gleeson would be willing to work with the Council to develop the master plan, which would facilitate an allocation and robust revision to the settlement boundary.

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