

**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](http://www.dorsetforyou.com/planning/north-dorset/planning-policy)

**Please return completed forms to:**

Email: [planningpolicy@north-dorset.gov.uk](mailto: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](http://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	MR
First Name	VERNON	MALCOLM
Last Name	KNAPPER	BROWN
Job Title (where relevant)		PLANNING DIRECTOR
Organisation (where relevant)		SIBBETT GREGORY
Address		3 WINCHESTER PLACE NORTH STREET POOLE, DORSET
Postcode		BH15 1NX
Tel. No.		01202 661177
Email Address		<a href="mailto:malcolm@sibbettgregory.com">malcolm@sibbettgregory.com</a>

## 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: Policy 6	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.**

The policy is unsound, because the Local Planning Authority failed to comply with the requirement of Paragraph 47 of the National Planning Policy Framework, in that the housing land requirement is inconsistent with paragraph 47 to **"boost significantly"** the supply of housing. The Local Planning Authority have failed to use their evidence base to ensure that the Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. It fails to take into account Paragraph 158 of the Framework, which requires that Local Planning Authorities should ensure that their assessment of the strategies for housing, employment and other uses are integrated and that they take full account of relevant market and economic signals. Paragraph 159 requires the assessment to include household and population projections, taking account of migration and demographic change.

The respondent supports the representations on behalf of Blandford St Mary Homes with regard to the overall level of completions. See Report by Turley Associates.

In addition to the concern with regard to overall provision of housing, representation, We object to the spatial distribution of the proposed housing. Whilst it is correct that there should be concentration of development on the four main towns, it is a flawed argument to suggest that development of other settlements is not sustainable. Without growth small settlements can stagnate. Often services including both commercial and social facilities are operating at the margins of viability. Often have we seen closure of the village school, village shops, the village pub and even Churches. Today very few villages even have a garage. It is irresponsible not to provide for some growth in many settlements.

*Continue on a separate sheet*

**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.**

Policy 6 should be revised in terms of the distribution of housing to settlements. It should identify larger villages in which some market and affordable housing will be provided over the Plan period. The Plan should identify a settlement boundary for Charlton Marshall and include within that settlement boundary land identified in the Strategic Land Availability Assessment 2010, 55 dwellings on land between Newland Manor House and Tannery Court, Bournemouth Road. Reference Number: 2/09/0461 as identified on the attached plan

*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.


It is appropriate the Respondent should be represented at the examination in public in order to further develop reasons why larger villages should be identified for some growth and in particular the land identified in 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.

In the Sustainability Appraisal Report the Local Planning ignored many of the aspects of sustainability set out at Paragraphs 8-219 of the National Planning Policy Framework.

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: 23/01/2014.

If submitting the form electronically, no signature is required.

## QUESTION 6. Continued from Main Form

This Local Planning Authority previously examined the sustainability of settlements against a range of services which they provide. I would draw attention to the Strategic Housing Land Availability Assessment of 2010. That identified 19 settlements in addition to the four main towns which were assessed in 2007 for a mix of market and affordable housing. It identified 19 smaller settlements with a smaller range of facilities and services which examined for the possible inclusion of affordable housing exception sites only. Whilst it might be appropriate for smaller settlements to be included within the overall countryside designation, it is not appropriate to do so with the larger settlements, such as Charlton Marshall.

As recently as the 15<sup>th</sup> January 2014, an Appeal Inspector granted consent for the erection of 35 dwellings on land off Church Lane, Charlton Marshall, Reference: APP/N1215/A/13/2196480. In his decision letter Mr Kirkbride stated *"the previous Inspector, when dismissing earlier housing proposals for the site, found that the current Planning Policy Framework confirmed Charlton Marshall's position in the settlement hierarchy which rendered it a suitable location for development of the scale proposed."* In light of the Planning Policy Framework published in March 2012, the Inspector need not of followed the previous Inspector's decision if he had considered the development to be unsustainable, indeed he would probably have been wrong to do so.

The National Planning Policy Framework identifies a presumption in favour of sustainable development. It cannot be assumed development in any of the settlements other than the four main towns is not sustainable.

All of the main towns are subject to a number of constraints in terms of climate change and environmental considerations. It is appropriate that the Planning Authority permit some development within larger villages in the district, in order to maintain and enhance their sustainability. In order to distinguish between these villages and smaller settlements, it is appropriate to identify settlement boundaries to identify which settlements are capable of accommodating residential development sustainably in the Plan period. The Respondents own land at Charlton Marshall which is identified in the Strategic Land Availability Assessment as an "included site". In other words, it is not subject to any strategic constraints. It is a site with capacity for approximately 55 dwellings.

**North Dorset District Council**

Settlements Suitable for Market and Affordable Housing			
Bourton	Blandford (Forum and St. Mary)	Charlton Marshall	Child Okeford
East Stour	Fontmell Magna	Gillingham	Hazelbury Bryan
Iwerne Minster	Marnhull	Milborne St. Andrew	Milton Abbas
Motcombe	Okeford Fitzpaine	Pimperne	Shaftesbury
Shillingstone	Stalbridge	Stourpaine	Sturminster Newton
Winterborne Kingston	Winterborne Stickland	Winterborne Whitechurch	
Settlements Suitable for 100% Affordable Housing (Exception Sites) Only			
Buckhorn Weston	Durweston	Hinton St Mary	Ibberton
Iwerne Courtney (Shroton)	Kings Stag	Manston	Mappowder
Melcombe Bingham and Ansty (including Higher Ansty and Lower Ansty)		Milton-on-Stour	Pulham
Spetisbury	Stour Row	Stourpaine	Sutton Waldron
Tarrant keyneston	Tarrant Monkton & Launceston	West Stour	Winterborne Zelston
Access to Online Mapping of Local Plan Proposals Maps – Maps available at: <a href="http://www.north-dorset.gov.uk">www.north-dorset.gov.uk</a> by following the link on the Homepage to 'NordMap Online Maps' (right column)			

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/05/0007	Bourton	Bourton	1 West Bourton Rd	1		■					
2/05/0056	Bourton	Bourton	Land adjacent Forge Garage	1			■				
2/05/0065	Bourton	Bourton	Somerville	2	■						
2/05/0115	Bourton	Bourton	Land adjacent to 1 Gables Sandways	1	■						
2/05/0407	Bourton	Bourton	Rugby Cottage West Bourton Road	8			■				
2/05/0454	Bourton	Bourton	Voscombe Farm	15						■	
2/05/0455	Bourton	Bourton	Land at Sandways Farm	23						■	
2/05/0515	Bourton	Bourton	Land off Main Road	40							■
2/05/0516	Bourton	Bourton	Land adj telephone Exchange Main Road Bourton	15							■
2/05/0517	Bourton	Bourton	Land Off High Street	40				■			■
2/09/0007	Charlton Marshall	Charlton Marshall	The Staithe 34, Bournemouth Road	1				■			■
2/09/0461	Charlton Marshall	Charlton Marshall	Land Between Newlands Manor House & Tannery Court Bournemouth Rd	55							■
2/09/0469	Charlton Marshall	Charlton Marshall	Land at Newtown	200							■
2/09/0470	Charlton Marshall	Charlton Marshall	Land Off Bournemouth Road	40							■
2/09/0539	Charlton Marshall	Charlton Marshall	Site Off Church Lane	40				■			■
2/11/0005	Child Okeford	Child Okeford	Stable Block, Manor Farm	1					■		■
2/11/0388	Child Okeford	Child Okeford	Rear of Bensteads The Hollow	2					■		■
2/11/0444	Child Okeford	Child Okeford	Land Adj the Rectory	3						■	■
2/11/0502	Child Okeford	Child Okeford	Land Off Haywards Lane	25							■
2/11/0525	Child Okeford	Child Okeford	Radnor Cottage High Street	1			■				
2/15/0004	East Stour	East Stour	off Back Street Whitefield Drive	40						■	
2/15/0080	East Stour	East Stour	East Stour Motors Cross Roads	5	■	■					
2/15/0139	East Stour	East Stour	Land adj Stoneleigh, Back St	1			■				
2/15/0384	East Stour	East Stour	Land Rear Knap Corner Back St	5			■				
2/15/0430	East Stour	East Stour	Site Adj To Old Post Office	1						■	
2/15/0479	East Stour	East Stour	Primrose Farm Hunger Hill	21						■	
2/15/0518	East Stour	East Stour	Land Off Witch Lane	30						■	
2/15/0519	East Stour	East Stour	Land Off Head Lane	40						■	

## Included Site

<b>Site Reference Number</b>	<input type="text" value="2/09/0461"/>	<b>Parish</b>	<input type="text" value="09.Charlton Marshall CP"/>
<b>Site Address</b>	<input type="text" value="Land Between Newlands Manor House &amp; Tannery Court&lt;br/&gt;Bournemouth Road"/>		
<b>Settlement</b>	<input type="text" value="Charlton Marshall"/>		
<b>Source of site</b>	<input type="text" value="Site submitted by landowner"/>	<input type="text" value="Greenfield"/>	
<b>Total site area (ha)</b>	<input type="text" value="2.46"/>	<b>Developable Site Area (ha)</b>	<input type="text" value="2.46"/>
<b>Estimated potential</b>	<input type="text" value="55"/>		
<b>Comments on final potential</b>	<input type="text"/>		
<b>Supply Yrs 1 to 5</b>	<input type="text" value="0"/>	<b>Supply Yrs 6 to 10</b>	<input type="text" value="0"/>
<b>Supply Yrs 11 onwards</b>	<input type="text" value="55"/>		

	Constraints	Possible actions to mitigate constraints
<b>Strategic policy considerations</b>	Ground water source protection zone 3	SuDS and foul sewer assessment/upgrade
<b>Local policy considerations</b>	outside of settlement boundary	policy review
<b>Flood risk</b>	Flood zone 1	Develop in line with site level FRA
<b>Tree cover</b>		
<b>Contamination / hazard</b>		
<b>Environmental conditions</b>		
<b>Topography / ground conditions</b>		
<b>Townscape or character</b>		
<b>Site Access</b>	No access currently	

<b>Suitability</b>	<input type="text" value="Suitable"/>	<b>Availability</b>	<input type="text" value="Available"/>	<b>Achievability</b>	<input type="text" value="Not Achievable"/>
<b>General Comments</b>	<input type="text" value="Outside of settlement boundary therefore longer term potential"/>				

**REPORT END**

Position as at 31st  
March 2012

North Dorset SHLAA - A technical study to inform future policy, it does not constitute planning policy in itself





# North Dorset SHLAA

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Centre Easting: 389943.04  
Centre Northing: 104616.22  
Zoom: 774.035m (17)  
Date: 20/1/2014

