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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		Miss
First Name		Lynne
Last Name		Evans
Job Title(<i>where relevant</i>)		
Organisation (<i>where relevant</i>)	Hall & Woodhouse Ltd	Southern Planning Practice
Address	c/o Southern Planning Practice	Youngs Yard, Churchfields, Twyford, Winchester, Hants,
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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 2	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.

Hall & Woodhouse agree that the significant proportion (as opposed to the vast majority) of the district's future housing growth should be directed to the 4 main towns and also agrees that Blandford (Forum and St Mary), Gillingham, Shaftesbury, and Sturminster Newton are the four main towns within the district.

However, it strongly objects to the approach set out for the rest of the district and in particular the villages and smaller settlements. The National Planning Policy Framework (Framework) at Section 3 sets out the government's objectives to secure a strong local rural economy. The approach in this Plan as set out under Policy 2 will not meet this objective for securing a strong local rural economy; the effect will be to stall appropriate further growth and diversity within a wide variety of sustainable and thriving settlements and communities, through the application of restraint policies to all parts of the district outside of the four main towns. One of the Core Principles of the Framework is to support thriving rural communities; this application of a blanket policy of restraint across all the settlements and villages outside of the four main settlements is completely at odds with this fundamental objective of the Framework.

This approach also fails to meet the objectives of paragraph 50 of the Framework to plan to deliver a wide choice of family homes.

Earlier draft versions of the Plan recognised that many of the villages have significant potential for infilling and redevelopment. This position has not changed and there is no sound basis for the approach now being taken. Furthermore the Household Survey Data in the SHMA report shows that almost 50% of households live in the rural areas and it is therefore woefully inadequate and unsound not to make more positive provision for growth in these settlements.

The supporting text fails to explain the strategy and how such an approach can provide for the needs of the community taken as a whole.

Furthermore this approach together with the proposal to remove all settlement boundaries around settlements other than the four main towns is likely to have the result of imposing a moratorium on development in a very large part of the district for some considerable period of time; this is contrary to the spirit and objectives of the Framework for positive planning. At the very minimum, the existing settlement boundaries should be retained around those settlements with an existing settlement boundary and development and redevelopment continue to be encouraged within these settlement boundaries in line with other policies in the Plan and the Framework, until there is the opportunity for a formal review through the next stage of the Plan/neighbourhood plans which would be transparent and would be open to detailed scrutiny.

As a result this Policy is unsound as it has not been positively prepared; it is not justified, has not been prepared in accordance with national policy and is not effective.

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 policy approach to development outside of the four main towns needs to be reconsidered to provide a more positive context and approach to development.

At the very minimum settlement boundaries for those settlements which currently have a settlement boundary should be maintained pending a review at the next stage of the Plan/ neighbourhood plans.

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.

We consider it necessary to take part at the oral part of the examination because the representations raise complex and important policy issues. We consider that these issues require to be debated at the examination in order that the Inspector can be properly informed in reaching a conclusion on the soundness of the Core Strategy.

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: Lynne Evans (Southern Planning Practice)

Date: 24 January 2014

If submitting the form electronically, no signature is required.