

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	Mr
First Name	Steve	Shaun
Last Name	Lyons	Travers
Job Title (where relevant)		Director
Organisation (where relevant)		Boon Brown Planning
Address		Motivo, Alvington, Yeovil
Postcode		BA20 2BE
Tel. No.		01935420803
Email Address		stravers@boonbrown.com

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:	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.

Paragraph 10.200 is considered contrary to paragraph 22 of the National Planning Policy Framework. The paragraph fails to acknowledge the necessary flexibility required to properly assess the site specific merits of mixed use or residential redevelopment schemes. The statement made in para 10.200 appears contrary to the more flexible approach taken by part f. of the relevant policy 30: Existing Employment Sites in the Countryside.

Policy 30 fails to positively encourage the effective use of previously developed land contrary to the Core Planning Principles identified at paragraph 17, and the aims and objectives of paragraph 111. of the National Planning Policy Framework.

Redundant employment sites in the countryside can be detrimental to the visual amenity of the area and by virtue of their often isolated and or contained locations attract and encourage anti-social behavior. In requiring a specific need for a redevelopment scheme the Policy is unduly restrictive and unable to properly consider the merits of a speculative redevelopment proposal

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.

In respect of Para 10.200 "on existing employment sites in the countryside will only be permitted where it has been established that there is no reasonable prospect of the site being required for continued employment use" should be inserted to replace existing text such that paragraph reads as follows;

"All existing employment sites in the countryside are located outside defined settlement boundaries where residential development is strictly controlled. Consequently, mixed use schemes or individual residential units on existing employment sites in the countryside will only be permitted where it has been established that there is no reasonable prospect of the site being required for continued employment use."

In respect of Policy 30 criteria f. be amended to read;

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.

N/A

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.

N/A

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: 15/01/2014

If submitting the form electronically, no signature is required.

Submit Form

This button should attach your form to a pre-addressed email, if it does not, please save the form and send it to planningpolicy@north-dorset.gov.uk

Full text from fields (6 and 7) where some text is hidden from view in the pdf

Steve Lyons HAG's SMP

Rep 4107

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.

Paragraph 10.200 is considered contrary to paragraph 22 of the National Planning Policy Framework. The paragraph fails to acknowledge the necessary flexibility required to properly assess the site specific merits of mixed use or residential redevelopment schemes. The statement made in para 10.200 appears contrary to the more flexible approach taken by part f. of the relevant policy 30: Existing Employment Sites in the Countryside.

Policy 30 fails to positively encourage the effective use of previously developed land contrary to the Core Planning Principles identified at paragraph 17, and the aims and objectives of paragraph 111. of the National Planning Policy Framework.

Redundant employment sites in the countryside can be detrimental to the visual amenity of the area and by virtue of their often isolated and or contained locations attract and encourage anti-social behavior. In requiring a specific need for a redevelopment scheme the Policy is unduly restrictive and unable to properly consider the merits of a speculative redevelopment proposal (such as tourism or residential) which may provide significant amenity benefits.

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.

In respect of Para 10.200 "on existing employment sites in the countryside will only be permitted where it has been established that there is no reasonable prospect of the site being required for continued employment use" should be inserted to replace existing text such that paragraph reads as follows;

"All existing employment sites in the countryside are located outside defined settlement boundaries where residential development is strictly controlled. Consequently, mixed use schemes or individual residential units on existing employment sites in the countryside will only be permitted where it has been established that there is no reasonable prospect of the site being required for continued employment use."

In respect of Policy 30 criteria f. be amended to read;

f. where redevelopment is proposed, it has been established that the scheme deals comprehensively with the site as a whole, and a significant environmental benefit will be achieved.