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Batch number: _____ Received: _____
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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	Mr	
First Name	Diccon	
Last Name	Carpendale	
Job Title (where relevant)	Partner	
Organisation (where relevant)	Brimble, Lea & Partners	
Address	Wessex House, High Street, Gillingham, Dorset	
Postcode	SP8 4AG	
Tel. No.	01747 823232	
Email Address	diccon@brimblelea.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: 10.150 - 10.185	Policy/site: 29	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

Q.6

The policy and preceding text is long winded and confusing. It attempts to repeat aspects of para 28 and para 55 of the NPPF. However, it is unclear and fails to provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency (para 17 of the NPPF). Sub-section (d) is similarly confusing suggesting that certain types of use will be permitted in certain locations but not in others. This is clearly contrary to Part 3 of the NPPF - Supporting a Prosperous Rural Economy which does not suggest such a locational restriction. This provides a high degree of uncertainty in terms of whether or not a proposal will be acceptable. It is considered that with there being no particularly remote parts in the district that all proposals should be assessed under the same policy that the principle of re-use is acceptable irrespective of the location in the countryside. This will provide consistency with the residential conversion schemes permitted by para 55 (b) of the NPPF (in any countryside location). Reference to the building's existing status is confusing.

In relation to sub-section (c):

There is no reason why an unsuitable "agricultural" building still used for such purposes should not be brought into an alternative use even if this necessitates the erection of an appropriate modern agricultural building. In many instances the provision of such a building would be permitted development in any event.

Sub-section (e):

The NPPF supports the conversion of existing buildings. There is nothing to say that these must merit retention.

Sub-section (j):

In line with objections made to other policies in the Local Plan there is no reason for preventing an extension of the curtilage of a building provided that any additional land provided (e.g. as garden to serve a dwelling) can be done in a way that safeguards the character/appearance of the countryside.

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.

See attached 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.

The policy should be simplified and not repeat paras 28 and 55 of the NPPF. As referred to in Q.6 above, elements of the policy should be removed or reworded to provide greater clarity and to accord with advice in the NPPF.

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.

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: _____

Date: 23/01/2014

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