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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

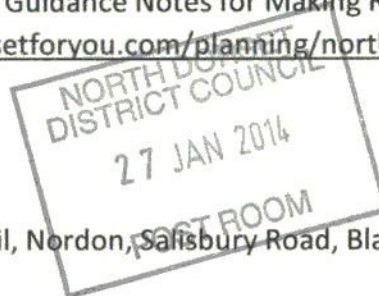
For each representation you wish to make a separate response form will need to be completed.

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	MRS	MR
First Name	LINLEY	MALCOLM
Last Name	ABBOTT	BROWN
Job Title (where relevant)		PLANNING DIRECTOR
Organisation (where relevant)		
Address		SIBBETT GREGORY 3 WINCHESTER PLACE NORTH STREET, POOLE
Postcode		BH15 1NX
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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:	Policies map: 8.1
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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 inset map shows a significant area of relatively unconstrained land to the South and South East of the town at Blandford St Mary. The land lies South East of the A354 and South West of the A350. The A354 is a less significant road than the A350. The main flow of traffic being to/from North / North West to South East (South East Dorset).

The town centre is off-centre, the town having expanded North and East. Development to the South would place the town centre more at the centre of the town.

For day to day needs, Blandford St Mary has the advantage of the Tesco's Superstore, a Primary School and employment on the Brewery site.

The map also shows the North Dorset Railway extension which crosses the Respondent's land. The Respondent could facilitate the extension as part of a comprehensive development of the land.

Paragraph 8.23 indicates that this land has capacity for at least 200 dwellings. In fact it has capacity for at least 350 dwellings. The Respondent has also engaged Transportation Consultants who have been in talks with the Highway Authority and who agree in principle that the formerly proposed Charlton Marshall / Spetisbury by-pass could be realigned to create a new junction on the A354 instead of the A350. There will be significant advantages to that, relieving pressure on the existing junction. The Council's preferred approach is flawed. In order to access land West of Blandford Forum, traffic would have to use existing town centre roads, leading to an already congested town centre. Land at Blandford St Mary on the other hand would enable residents to travel in all directions and only going into the town centre when necessary.

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.

Figure 8.1 should be re-drawn to include the allocation of 350 dwellings on land South West of the A354, South East of the A350. This development could incorporate local employment, community facilities and potentially a satellite Doctors Surgery (see Paragraph 8.46). Re-organisation of education facilities as proposed in the local plan for Archbishop Wake PS and Milldown PS would free up space at Blandford St Mary PS which is currently taking pupils from outside of its catchment area. That Primary School was provided as part of the previous development at Bryanston Hills, Blandford St Mary, North West of the A354. The respondent is also committed to providing allotments for Blandford St Mary Parish Council.

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.

The Respondent wishes to participate in the oral part of the examination in order to demonstrate their commitment to delivery of a high quality, mixed use, sustainable development, with no risks with regard to flooding on a site well outside the area of Outstanding Natural Beauty, where any landscape impacts can be mitigated.

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.

The Sustainability Appraisal which belatedly looked at this land was flawed for the reasons set out in response to Policy 6.

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.