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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	Mr	Mr
First Name	Barry	Jonathan
Last Name	Pliskin	Kamm
Job Title(<i>where relevant</i>)	Director	
Organisation (<i>where relevant</i>)		Jonathan Kamm Consultancy
Address		2 Marsh Court Farm Romsey Road Stockbridge, Hampshire
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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: 6.51	Policy: 12 Retail Etc.	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.

Please see the separate sheets **REP P12** attached

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.

Please see the separate sheets **REP P12** attached

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.

Clemdell Ltd is a local company that has various properties in Blandford Forum town centre – including national and local retailers and residential properties.
It has a keen and active interest in seeing that national policies for supporting sustainable town centres are implemented in Blandford Forum.
By way, inter alia, of positive investment Clemdell wishes to pro-actively participate in ensuring that town centre regeneration takes place within, and not on the edge of, the town centre.
That will support the viability of its commercial tenants
Clemdell's participation in the Hearing could, therefore, assist the Inspector in determining the outcome of the Examination and in drawing together the range of issues affecting the town centre, spread throughout the Plan.

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.

Not applicable

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 January 2014

If submitting the form electronically, no signature is required.

**CLEMDLELL LIMITED REPRESENTATIONS ON
POLICY 12 - RETAIL, LEISURE AND OTHER COMMERCIAL DEVELOPMENTS**

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.

It is considered that the Plan is unsound for the reasons set out below. This representation objects to the omission of support for appropriate residential uses in town centres in the North Dorset Local Plan - 2011 to 2026 Part 1 Pre-submission Document ("the Local Plan").

The NPPF, at paragraph 23 states that "In drawing up Local Plans, local planning authorities should:recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites"

Although the Local Plan defines (at Appendix D) Mixed use (or Mixed use development) as "Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area." there is no support for mixed use development or regeneration in the town centres in the Local Plan.

That is in contrast to the Adopted Local Plan which states at paragraph 3.38 that a "diversity of mixed use development within (town centres) will be encouraged" and at paragraph 3.53 states "(t)here are many sites within town and neighbourhood centres where the re-use of space above commercial premises offers the opportunity to create additional housing for those wishing to live within a more "urban" environment. Such conversion will not only lead to an economic use of an under-utilised asset, but will ensure that a mixed range and tenure of housing is created to meet the needs of a broad cross-section of the community. Where conversion to a residential use is not acceptable, other economic uses will be considered providing that a retail use is retained at ground floor level." This support was carried into Adopted Local Plan Policy 3.27.

The Local Plan, at Appendix A, states simply that it was "(n)ot considered necessary to retain" Adopted Local Plan Policy 3.27 without any reasoning or alternative.

Thus the Local Plan neither recognises nor supports the NPPF advice that residential development can play an important role in ensuring the vitality of centres, nor does it set out policies to encourage residential development on appropriate town centre sites. The Local Plan focuses on limiting all town centre uses to retail and other ground floor uses (for example paragraphs 6.56 to 6.59). There is no recognition of the evening economy. Indeed the Local Plan seeks to move mixed use regeneration away from town centres to out-of-centre sites (see eg paragraph 6.9 and Policy 11 (b)(k)(l)).

In November 2013 the background paper Market Towns Site Selection at paragraph 5.75, for Blandford Forum, stated "Town centre regeneration would be focussed on land to the south of East Street and the Market Place." But the Local Plan omits support for mixed use development in Blandford town centre.

The Local Plan should:

1. Incorporate within the chapter on the Economy recognition that residential development can play an important role in ensuring the vitality of town centres and amend Policy 11 accordingly.
2. Save Adopted Local Plan Policy 3.27 and incorporate it into Policy 12.
3. Recognise the exceptional costs of sensitively implementing heritage led mixed use regeneration in town centres defined by the status of its listed buildings and amend Policy 8.
4. Incorporate and support the terms of NPPF paragraph 23.

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.

It is considered that the changes underlined are appropriate & necessary:

6.51 The Council will seek to focus main town centre uses at the town centres of North Dorset. Within the town centres, development involving any of the main town centre uses should be of a type and scale that will support their 'market town' role and function as the focal point for the catchments they serve. This will include appropriate residential development.

POLICY 12:

RETAIL, LEISURE AND OTHER COMMERCIAL DEVELOPMENTS

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Uses in Town Centres

Development for retail and other main town centre uses (including appropriate residential uses) will be supported within a town centre provided that:

- a it is of a type and scale that will maintain or enhance the role and function of the town in the catchment it serves; and
- b it is designed to respect the historic character of the town centre; and
- c in the case of non-retail main town centre uses on the ground-floor street frontage the proposal does not undermine the focus on retailing in primary shopping areas.

The residential development of space over commercial property will be supported, providing that adequate standards of amenity and privacy are maintained and appropriate pedestrian access and parking can be provided. Where residential use is unacceptable alternative uses will be considered, providing a retail use is retained on the street frontage at ground floor level.

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Enhancing and Expanding Existing Town Centres

The Council will seek to meet the identified needs for main town centre uses by:

- d working to reduce vacancy rates in town centre shops;
- e encouraging the implementation of extant planning permissions for additional retail floorspace;
- f permitting retail and other main town centre uses in town centres
- g permitting retail and other main town centre uses on sites identified for mixed-use regeneration on the edge of Gillingham, Shaftesbury and Sturminster Newton town centres, as identified in Policy 11 – The Economy and Policies 17 to 19 providing such proposals can demonstrate that they do not prejudice the vitality and regeneration of the town centre; and
- h. recognising the exceptional costs of mixed-use regeneration of town centres
- i. working with local communities to take forward proposals for town centre enhancement and growth through neighbourhood planning or other local, community-based initiatives.