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# 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](http://www.dorsetforyou.com/planning/north-dorset/planning-policy)

**Please return completed forms to:**

Email: [planningpolicy@north-dorset.gov.uk](mailto: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](http://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 (where relevant)	Director	
Organisation (where relevant)	Clemdell Ltd	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:	Policy: <b>16 Blandford</b>	Policies map: <b>Fig 8.1</b>
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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 P16** 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 P16** 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 Enquiry 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.*

**CLEMDLL LIMITED REPRESENTATIONS ON  
POLICY 16: BLANDFORD**

**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.

This representation objects to the omission of the Blandford Forum town centre from Policy 16 in the text of the North Dorset Local Plan - 2011 to 2026 Part 1 Pre-submission Document ("the Local Plan"), and objects to the omission from Figure 8.1 of this area, as the area for town centre regeneration although it is referenced as such in the Local Plan. It is requested that the importance of the town centre be properly recognised in a form similar to that in "The New Plan for North Dorset" (March 2010) ("the Draft Plan").

The Draft Plan 2.4.76 identified "land south of East Street and Market Place, Blandford" as a site with potential opportunities for regenerating the town centre and at paragraph 2.8.17 states "Land to the south of East Street and the Market Place (including the land around the existing Somerfield store) has the most potential "

This was referenced in Draft Core Policy 15 as the main focus and designated that area (illustratively) in Figure 2.8.1 as an "Area for Regeneration".

In November 2013 the background paper Market Towns Site Selection at paragraph 5.75, for Blandford, stated "Draft Core Policy 15 provided for the development of 1,700 square metres of additional comparison goods retail floorspace in the town in locations consistent with national retail and town centre policy and draft Core Strategy policy. *Town centre regeneration would be focussed on land to the south of East Street and the Market Place.*" *(my emphasis)*

The Local Plan was also published in November 2013 and states for Blandford at paragraph 6.71 "However, there is potential for the extension to the rear of a wider range of premises on the southern side of Market Place/East Street, including land around the existing Co-op store, as outlined in Policy 16 – Blandford."

The Local Plan confirms (as did the Draft Plan) that the land around the existing Co-op store is not a town centre site but is edge-of-centre (for example at paragraph 8.37), and in that

case the sequential and other tests will apply (see for example paragraphs 6.47, 6.54 and 6.79). Therefore the Blandford town centre area for regeneration/extension identified in the Local Plan is limited to the southern side of Market Place/East Street in the text. But this is now omitted from the policy.

The Draft Plan states that the Green Infrastructure Strategy will seek to improve linkages between sites and between town centres and residential areas (at paragraph 2.6.63) and that "Blandford" comprises the main town of Blandford Forum to the north of the River Stour and the smaller built-up area of Blandford St Mary to the south. In effect they function as a single settlement." (paragraph 2.8.2). These principles should be carried into the Local Plan to support the objectives and vision of the Local Plan which presently proposes infrastructure links which direct people away from the town centre (see paragraph 8.42).

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 Blandford Forum town centre 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. No distinction is made in Policy 8 Affordable Housing between town-centre and non town centre development - for example as to the different costs and alternative use values that will militate against the advice in NPPF paragraph 23 without the positive encouragement of residential development in that advice.

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, Policy 11 (b)(k)(l) and Policy 16)

The Local Plan statement, at paragraph 10.45, regarding parking standards that “some flexibility is needed, nevertheless, to allow a different level of provision on individual sites where there is sound justification based on local circumstances” is welcome.

Therefore Table C6 is surprising applying, as it does, the same parking standards to town centre flats as to out-of town-houses. That is not supporting sustainability.

Surprisingly the County-wide calculator (referenced at footnote 373 of the Local Plan) does not recognise any distinction for town-centre residential development in North Dorset. This is in contradistinction to the Local Plan which identifies that, at least, the four main towns each have an identifiable town centre. The County-wide calculator applies lower town-centre parking standards for smaller towns with smaller centres in other Districts in the County.

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. Recognise that different parking standards should apply to development in the town centre than apply to non town centre sites and amend Policy 23.

5. Incorporate and support the terms of NPPF paragraph 23.

The Local Plan reaffirms the policy commitment to the continued improvement of town centres as the main focus for retail, leisure and other commercial activities (for example in Policies 11 and 12) and how this supports other objectives of the Plan.

It is somewhat confusing that the support in the text for the town centre regeneration in the Local Plan, the Draft Plan and the Background Papers is not retained in the wording of Policy 16. Although Paragraph 6.71 of the Plan, identifying the southern side of Market Place/East Street, states that Policy 16 will outline that proposal; in fact it does not and proposes instead what is identified as an edge-of-centre site as "the main focus for town centre regeneration."

When two out-of-town retail developments (for Asda and Tesco) have recently been approved it is somewhat perverse that the Local Plan should positively support further retail development on the edge of town that will prejudice the already fragile vitality of Blandford Forum town centre. By positively deleting support for the town centre that was found in the Adopted Local Plan, the Draft Plan, and the Background Papers and disregarding national advice (such as NPPF paragraph 23) the Local Plan gives a clear message to residents and investors that it has no interest in the future sustainability and vitality of Blandford Forum town centre.

It is therefore requested that the focus for regeneration be returned to the primary retail frontages centred around Market Place, and the potential for the extension to the rear of a range of premises on the southern side of Market Place/East Street is reinstated in the Policy and the importance of enhancing the town centre as a destination is recognised in Policy 16 and throughout the Local Plan.



**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:

It is proposed:

That the wording of **Policy 16** be amended to read (in part):

.....

**Retail and Other Town Centre**

The main focus for town centre regeneration, which may include additional retail floorspace and residential development, will be in, and to the south of, East Street and the Market Place.

Appropriate development on land on the edge of the centre, south-east of East Street, including land around the existing Co-op store may also be permitted if it does not prejudice the regeneration of the town centre.

.....

**Infrastructure**

A network of green infrastructure will be developed in and around Blandford, focussing on linking existing sites (such as the Milldown and Stour Meadows) and providing new sites and links with the town centre to serve the residents of both the new and existing developments in the town”

Figure 8.1: That the designation of the area for regeneration in the town centre be added to Figure 8.1 in the same form as shown at Figure 2.8.1 of the Draft Plan and that bullet point 12 be deleted.