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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	Mrs
First Name	Shaun	Sarah
Last Name	Pettitt	Hamilton-Foyn
Job Title(<i>where relevant</i>)	Strategic Land Manager	Director
Organisation (<i>where relevant</i>)	Persimmon Homes (South West)	Pegasus Group
Address		Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire,
Postcode		GL7 1RT
Tel. No.		01285 641717
Email Address		Sarah.hamilton-foyn@pegasuspg.co.uk

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: Policy 21 Gillingham Strategic Site Allocation	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.

Policy 21 Gillingham Strategic Site Allocation

Whilst Persimmon supports the principle of growth to Gillingham, being one of the main towns in the district, concerns are raised about the strategy for the town and the district being reliant on one strategic allocation in the Plan. Indeed the southern extension is the largest and most significant development proposed for North Dorset in the Local Plan Part 1.

It is noted that the proposed allocation requires improved transport links and enhanced green infrastructure network and that these are indicated in the IDP to come forward after 2016. However, as part of the Master Plan Framework, a phasing plan and associated implementation strategy is required. This is to include the developer's proposal regarding the funding and delivery of the master plan components (e.g via Planning Obligations and CIL etc) and should set out the proposals for securing appropriate financial contributions from all the southern extension development towards all relevant infrastructure. As currently proposed it is not clear what the trajectory is for the development of the southern extension.

It is further noted that critical to the delivery of the urban extension is that a Master Plan Framework is produced by all the developers for the site, which is then published for consultation and agreed by the Council. The Council will not support the submission of planning applications for development with the SSA until the Master Plan Framework has been prepared and agreed.

The Master Plan Framework is to be prepared by the developers who will need to work collaboratively to prepare the comprehensive development proposals. If the Master Plan is not forthcoming from developer's, it is noted that the Council reserves the option of producing a Master Plan Framework SPD to guide development of the southern urban extension, this will no doubt then have implications for the delivery from the southern urban extension.

Para 9.49 states that the Council recognises that the development of the southern urban extension will be developed to accommodate 1,800 homes in total, but the site will be developed in phases and it estimates that 1,240 homes will have been provided by 2026. However, it is noted that the Master Plan Framework may suggest a different figure for the provision of housing within the plan period, if this can be justified (eg as a result of the re-appraisal of market conditions). The Plan states that developer's will be expected to demonstrate that the necessary infrastructure could still be delivered with a revised figure for the provision of housing within the plan period.

It is noted that there are capacity issues on the road network in Gillingham particularly at key junctions in the Shaftesbury Road/ Le Neubourg Way corridor, many of which are controlled by a system of linked traffic lights. There is a particular issue with New Road (B3092)/ Shaftesbury Road (B3081) junction and the iteration of this junction with the Le Neubourg Way /Newbury mini roundabout. These junctions are very close to the bridge that provides the only vehicular crossing point over the railway into the town. The Plan states that the upgrading of the New Road (B3092)/Shaftesbury Road (B3081) junctions and the Le Neubourg Way/Newbury mini roundabout to increase capacity should be secured through the Master Plan Framework and subsequent planning application. The Plan anticipates that improvements to other junctions in the Shaftesbury Road / Le Neubourg Way corridor to increase the capacity of the main north/south route through the town will be secured, but there does not appear to be evidence of any viability work having been undertaken to support the allocation and infrastructure requirements. Given the importance of this strategic urban extension to the strategy for Gillingham and the district Plan it is surprising that no detailed work has been undertaken to illustrate how the infrastructure requirements will be met as a result of 1,800 dwellings. The IDP states that the expansion of Gillingham High School will be after 2016 at a cost of £5,400,000 and the main source of funding will be developer contributions. The new 2FE primary school is also anticipated after 2016

at a cost of £4,965,000 and will be funded by the Basic Need Programme and Developer contributions. In terms of highways infrastructure the development is expected to contribute towards the provision of a new link road between the B3081 and the A30 at Enmore Green. Other off site requirements set out in Policy 21 are improvements to increase the capacity of the New Road (B3092) and Shaftesbury Road (B3081) junction, improvements in the Shaftesbury Road / Le Neubourg Way corridor, other off site measures include the enhance of Gillingham Railway Station and the completion of gaps in the cycle and pedestrian route networks between the town and the southern urban extension and measure to support the use of public transport.

This highlights the risk of relying upon one strategic urban extension to meet housing needs. Given the above and given the representations on the plan period and the overall housing provision, and the emphasis on Gillingham to accommodate growth; it is considered that an additional strategic site (land at Windyridge Farm with a potential capacity of 450 dwellings) consistent with the strategy should be identified.

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.

An additional policy should be included in the plan to allocate land at Windyridge Farm for a first phase of 150 dwellings to provide flexibility and choice as set out in the NPPF and provide land to facilitate the required expansion of Gillingham High School (which adjoins the site), with the balance of the site allocated as a reserve site to meet housing needs in the plan period - see representations on Policies 6 and 17 .

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.

Persimmon Homes South West has concerns about the soundness of the plan in respect of the plan period and the housing requirement and the deliverability of the urban extension to Gillingham.

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: 23rd January 2014

If submitting the form electronically, no signature is required.