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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	Messrs	Mrs
First Name		Sarah
Last Name	Drake	Hamilton-Foy
Job Title (where relevant)		Director
Organisation (where relevant)		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: Para 2.53 Objective 5	Policy/site:	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.

Whilst Objective 5 to deliver more housing, including more affordable housing that better meets the diverse needs of the district is, in principle supported; it is considered that this figure should be increased along with the plan period.

It is noted that the housing completions in the adopted Local Plan covering the period 1994 – 2011 exceeded the housing requirement (the housing requirement was 5,900 dwellings i.e. 393 per annum, the actual completions were 6,705 dwellings i.e. an oversupply of 808 dwellings as stated in the AMR 2011. It should also be noted that the completions for 2011/2012 were 375 dwellings. In effect the proposed housing provision is a reduction of approximately 20% on what has been achieved. It is noted that the Plan states in para 3.40 that careful management of development of the countryside is required as in recent years past housing development in the rural areas has significantly exceeded planned rates yet did not always enable rural facilities to be retained or enhanced. *“The Council does not want to see this unsustainable spatial distribution of development repeated.”*

However, it is considered that a “blanket approach” of strictly controlling development is not consistent with the NPPF. As well as concentrating strategic development at the four main towns, the plan also needs to ensure that the provision is made or that the plan facilitates development in those larger villages with a level of facilities and services i.e. as in the adopted Local Plan. These villages in a largely rural district have a distinct role in terms of meeting local needs.

Given that the plan now proposes an annual figure of only 280 dwellings it is not clear how Objective 5 of the plan is going to be achieved. Furthermore, it is considered that the housing provision is not consistent with the NPPF para 47 which states that Local Planning Authorities should significantly boost the supply of housing and take account of market signals and land prices and affordability.

An objection is therefore made to the overall housing requirement for North Dorset.

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.

Changes should be made so that the Plan provides the framework for development of sites in the larger villages which have a range of facilities and services i.e. those sustainable settlements in addition to the four main towns. Paragraph 55 of the NPPF states that local planning authorities should promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

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 issues raised in our objections relate to the soundness of the plan in respect of the plan period and the housing requirement and the strategy for the villages.

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.