

**For office use only**

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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](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	Messrs	Mrs
First Name		Sarah
Last Name	Drake	Hamilton-Foyn
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
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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: Policy 20 The Countryside	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 20 - the Countryside

An objection is made to the policy, in particular the definition of the countryside which is defined as all land outside the settlement boundaries of the District four main towns. (It is also noted that the settlement boundaries around Stalbridge and the district's larger villages i.e. that were in the adopted District Plan of 2003 will no longer apply for development management purposes). An objection is made to the application of countryside policies to these settlements.

The policy as proposed restricts development in Stalbridge and the larger villages and is reliant on a "fine grained" assessment of the needs of Stalbridge and the villages to be made by local communities which can then be addressed through neighbourhood planning. However, it is not clear how this will be delivered during the plan period.

Whilst it is acknowledged that in order to achieve sustainable development the majority of housing growth will take place in the more sustainable settlements, it is nevertheless considered that the plan needs to facilitate development in the larger villages with a range of facilities and services. An objection is therefore made to the "blanket approach" of restraint, this is considered to be inconsistent with para 55 of the NPPF.

(It is noted in para 8.175 that the plan states that although the emphasis in the countryside is on restraint, the Council will permit some forms of development to support the rural economy and meet essential rural needs. This is to be achieved by identifying those types of development that may be appropriate in the countryside and establishing the test of "overriding need." The type of development that may be appropriate in the countryside is given in Figure 8.5 and in terms of meeting housing needs:- includes rural exceptions schemes, occupational dwellings, and the re-use of redundant buildings. It is noted that para 8.180 states that where a local need for rural exception affordable housing can be demonstrated, new affordable housing may be allowed (Policy 9) and that the policy also includes criteria setting out when small numbers of market housing may be permitted in rural exception schemes.

Whilst this the Council's approach is to permit small sites for rural exception affordable housing within or on the edge of the existing built up areas of Stalbridge or the districts villages is supported, this is only to meet strictly local needs. The Council may also allow a small number of market homes as an integrated part of a rural exception schemes, but only as a last resort to contribute towards a funding gap for the provision of the rural exception affordable housing on the site and provided that any market housing is similar or smaller in size and type to the rural exception affordable homes being proposed.

**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 approach to development in the larger villages is too restrictive and not consistent with the NPPF which states in para 55 that to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and where there are groups of smaller settlements, development in one village may support services in a village nearby.

The approach set out in the draft Core Strategy focusing a proportion of development towards Stalbridge and 18 of the districts larger villages of which Child Okeford is identified, should be reconsidered albeit not to accommodate a significant proportion of strategic housing growth, but to accommodate growth to meet local housing needs.

There should be a policy framework for the larger villages, to provide the context for local housing needs and also neighbourhood planning. The ambitions of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. The NPPF states that to facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them.

As currently proposed it is considered that the Local Plans approach is too restrictive and does not provide a framework for Neighbourhood Plans or enable local housing needs to be met which 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: [REDACTED] \_\_\_\_\_

Date: 23<sup>rd</sup> January 2014

*If submitting the form electronically, no signature is required.*