

For office use only

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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

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-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	
Email Address		Sarah.hamilton-foyn@pegasuspgr.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: Objective 4 Supporting Sustainable Rural Communities	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 it is acknowledged that in order to achieve sustainable development the majority of housing growth will take place in the more sustainable settlements, 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. Therefore, the Local Plan needs to provide the framework for this development to take place.

An objection is made to Objective 4 which states that a general policy of restraint outside the District's four main towns will be adopted, whilst enabling essential rural needs to be met. This appears to go beyond the guidance in the NPPF which states in para 55 that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

The Local Plan strategy whilst meeting the majority of the strategic needs for growth at the four main towns (which is consistent with the NPPF), should also provide the framework for the 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.

The second bullet point of Objective 4 would appear to be in conflict with the first, as the first applies a policy of restraint to the villages, whilst the second would appear to facilitate development meeting local needs.

Whilst the context for individual rural communities to plan to meet their own local needs through neighbourhood plans is consistent with the NPPF, and reflects the results of the Council's consultation with the Town and Parish Councils in late 2011 and early 2012 for a "light touch" strategic approach in the revised Core Strategy and some interest in the preparation of Neighbourhood Plans; just over 52% of the number of parishes expressed an interest but it is not clear how the Neighbourhood Plans will be resourced/funded. There is a legal duty on local planning authorities to provide advice and assistance; this does not extend to financial assistance. Funding is available nationally from the Government.

To date there are 4 designations for Neighbourhood Plans and 2 applications for Neighbourhood Plans.

Our clients consider that this light touch can still be applied if the Local Plan provides the overall framework; this approach is being adopted in other local authorities in the South West.

The key issue for the rural areas is that the Local Plan should facilitate development in sustainable settlements by providing the policy framework; it is considered that this can be included in the Local Plan and still provide the flexibility for those Parishes which then want to prepare a Neighbourhood 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.

Clarification of the wording of Objective 4 to reflect the guidance in the NPPF para 55

The objective is to enable a network of sustainable smaller rural communities where local services and employment opportunities enable day-to-day needs to be met locally by:

- ~~adopting a general policy of restraint outside the District's four main towns, whilst also enabling essential rural needs to be met;~~ housing should be located where it will enhance or maintain the vitality of rural communities
- focusing on meeting local (rather than strategic) needs in Stalbridge and the District's villages;
- enabling individual rural communities to plan to meet their own local needs, especially through neighbourhood planning; and
- securing the retention, enhancement and future viability of local community facilities and local services.

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.