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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	Mr	Mrs
First Name	Paul	Sarah
Last Name	Bedford	Hamilton-Foyn
Job Title(<i>where relevant</i>)	Senior Land and Planning Manager	Director
Organisation (<i>where relevant</i>)	Persimmon Homes (South Coast)	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 18 Shaftesbury	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.

Persimmon Homes South Coast supports the approach to Shaftesbury, focusing housing largely on the flat plateau land to the east of the towns and north the A30. The strategy for the town will see the building out of sites already allocated or with planning permission for housing in the early years and a more limited amount of additional greenfield land alter in the plan period. The figure of 1,140 dwellings, which will be built in Shaftesbury between 2011 and 2026, is supported. (Planning permission has already been granted for 679 dwellings).

Persimmon Homes are currently building on the allocated Local Plan site to the east of the town of Shaftesbury, guided by the Development Brief that was produced by the Council in 2003.

Paragraph 8.110 acknowledges that increased densities on part of the site to the east of the town have led to the original outline permission and allocation being accommodated without the whole of the site being developed which has led to an increase in the overall capacity of the site. This change, together with the opportunity for additional dwellings on the land that was originally reserved for a First School has resulted in an increase in the overall capacity of the site.

Persimmon Homes supports para 8.111 which states that the increased capacity, which is generally to the north of the site, together with the land immediately south of Wincombe Lane(known as the Hopkins Lane) will result in additional development on land to the east of Shaftesbury later in the plan period.

The background paper Market Towns site selection sets out the background to the east of Shaftesbury (para 7.30 - 7.73). The background paper states at para 7.61 that grey infrastructure to support the growth is required in the town, in particular land to the east of Shaftesbury, including the employment site to the south of the A30 . The 7 ha site for employment continues to be identified in the Local Plan, however the council has adopted a more flexible approach to support businesses and encourage the provision of a wider range of jobs on employment sites. In addition to the B-class uses, the Council may permit community uses, healthcare facilities, education facilities and small scale retail (ie ancillary to a B-Class use).

Persimmon Homes support paragraphs 8.114 which indicates that there is potential for the Council to adopt a more flexible approach towards employment sites, particularly in relation to other uses that provide employment, but do not fall within the B-class use definitions. This approach can be justified on the basis that the level of supply is in excess of the projected need. Persimmon Homes support this more flexible approach to non B-Class uses on employment sites which could help to support business and would be applicable to the Persimmon employment land at Shaftesbury.

It is noted that it will be Local Plan Part 2 that will take forward the allocation of the land to the south of the A30 as a strategic employment site and that additional sites could also be added through the neighbourhood planning process.

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.

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.

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.