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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	Mr.
First Name	Roger
Last Name	Daniels
Job Title <i>(where relevant)</i>	Director
Organisation <i>(where relevant)</i>	Pegasus Group
Address	First Floor, South Wing Equinox North, Great Park Road Almondsbury, Bristol
Postcode	BS32 4QL
Tel. No.	01454 454094
Email Address	roger.daniels@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: 1.1 to 1.37	Policy/site: Introduction -	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

### 4. Do you consider the Local Plan to be 'sound'?

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.

(Please refer also to the attached statement on behalf of Lightwood Strategic Ltd)

These representations do not challenge the legal compliance of the plan, but do challenge its soundness, on the following grounds:

- The plan has not been positively prepared as it fails to meet objectively assessed needs for housing in the District overall or in specific settlements including Stalbridge;
- The plan is not adequately justified because of shortcomings in the Strategic Housing Market Assessment and in the settlement strategy;
- The effectiveness of the Plan is undermined by its relatively short timescale (to 2026) which means that it will not have a 15-year time horizon at adoption); its settlement strategy, which places significant settlements such as Stalbridge within the countryside where various restrictive development management policies apply, with no settlement boundaries; and its reliance on neighbourhood plans and local communities to 'sign up' to provide new housing development through Part 2 of the Local Plan (a site allocations document);
- The plan does not comply with national policy (the NPPF) because of these shortcomings. In particular, it fails to comply with the following paragraphs of the NPPF:
  - 14: seeking opportunities to meet the objectively assessed development needs of the area with sufficient flexibility to adapt to rapid change;
  - 17: supporting thriving rural communities;
  - 47: boosting significantly the supply of housing and ensuring that the Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area, consistent with other policies;
  - 55: promoting sustainable development in rural areas, with housing located to enhance or maintain the vitality of rural communities;
  - 151 consistency of Local Plans with the objective of contributing to sustainable development and other policies of the Framework;
  - 153 relying on additional development plan documents only where clearly justified;
  - 157 drawing up plans for an appropriate timescale, preferably a 15-year time horizon, and taking account of longer term requirements; and
  - 158/9 having an adequate, up-to-date and relevant evidence base, including a Strategic Housing Market Assessment that assesses the full housing needs of the area.

**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.

(Please refer also to the attached statement on behalf of Lightwood Strategic Ltd)

To make the plan sound, the following modifications are proposed:

- Modifications to Policy 2 to include Stalbridge as a fifth 'main town' and one of the District's service centres; to delete Stalbridge from references that include it with the District's villages and countryside in policy terms; and to include a commitment to define a revised settlement boundary in Part 2 of the Local Plan.
- Modifications to Policy 6 to include Stalbridge with an allocation for about 240 homes.
- Modifications to Policy 20 to exclude Stalbridge from the countryside and to include reference to a defined settlement boundary for Stalbridge.
- A new policy and inset diagram for Stalbridge, as outlined in paragraph 18 above; similar in form to Policies 16 to 19 including policy commitments to define a revised settlement boundary in Part 2 of the Local Plan and to review the Conservation Area boundary (under Section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990).
- Consequential modifications to Policies 2, 6, 9, 20 and other text in the Plan to add references to Stalbridge as a settlement with a defined boundary and to delete references that associate Stalbridge in policy terms with the District's villages and countryside.
- Overall housing requirements should be re-assessed with the aim of improving access to housing and affordability.
- The plan period should be extended to 2031.

*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.

Lightwood Strategic and Pegasus Group will be able to assist the Inspector with his examination by providing additional information and responding to the questions of the Inspector and other participants.

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

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