

Part B – Representation

1. To which document does the comment relate? Please tick one box only.

X	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	Other Please specify:

2. To which part of the document does the comment relate? Please identify the text that you are commenting on, where appropriate.

	Location of Text
Whole document	
Section	9
Policy	
Page	
Appendix	

3. Do you wish to? Please tick one box only.

	Support
X	Object
	Make an observation

4. Please use the box below to give reasons for your support/objection or make your observation.

The assessment of potential sites for housing development against a range of sustainability criteria is considered to be flawed.

The exclusion of sites 10.2 and 10.3 are based on a number of flawed assumptions and hence, inappropriate ranking of the sites against specific sustainability appraisal criteria.

In particular, and as set out in another objection, it is entirely inappropriate to include a presumption **against** development within a Neighbourhood Plan Policy. This runs directly counter to the NPPF. Whilst the setting of the AONB and views of the village from it from the east are material planning considerations, neither are justification to oppose development to the east of the A350 per se. Rather, sites in this location should be carefully considered to ensure that they integrate with the village in terms of scale and design and are visually contained through the retention of existing planting and provision of additional landscaping.

The Strategic Environmental Assessment also suggests that sites to the east of the A350 will be unacceptable, in principle, because, despite their close proximity to most of the facilities/services in the village, accessing these services on foot would require crossing the A350.

Pre-application consultation has been undertaken with the competent Highway Authority (Dorset County Council) and it has raised no objection to either sites 10.2 or 10.3 being developed on highway safety grounds.

In support of this objection please find attached a report and 3 drawings 1078 PL1, 1078PL2 and 1078PL3 prepared by Richard Payne, Chartered Landscape Architect which forms part of this objection.

Continue overleaf if necessary

5. Please give details of any suggested modifications in the box below.

Unfortunately, the Neighbourhood Plan in its current form is flawed and potentially subject to judicial review because it is based on a flawed strategic environmental assessment (SEA). This process should be undertaken afresh with proper consideration given to the competent statutory consultees – AONB Partnership and Dorset County Council Highway Authority.

Based on the responses from these parties to sites 10.2 and 10.3 it is considered that both sites should have been scored considerably higher (with fewer significant adverse impacts) and therefore taken forward for allocation.

Additionally, the SEA process has failed to give proper consideration to the integration of new dwellings with existing development proposing large scale accretions on the edge of the village where smaller scale high quality development on the sites referred to above could be attractively and unobtrusively integrated with the existing pattern of development without the need for large scale sprawl on the edge of the village.

Continue overleaf if necessary

6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? *Please tick one box only.*

X	Yes
	No

Signature: _____

Date: 7th June 2018

If submitting the form electronically, no signature is required.

Please use this box to continue your responses to Questions 4 & 5 if necessary