

For office use only	
Batch number:	Received: <u>10/9/15</u>
Representor ID # <u>3150</u>	Ack: <u>15/9/15</u>
Representation # <u>6045</u>	



North Dorset Local Plan Part 1 Main Modifications Consultation 24 July to 18 September 2015

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 as amended by Main Modifications. The Inspector produced a note on his preliminary findings into the North Dorset Local Plan Part 1 and this was published on 9 June 2015. The Inspector and the Council wish to be informed about any representations on the proposed main modifications to the Local Plan. Details of the Main Modification documents are available on the Council's web page below:

www.dorsetforyou.com/northdorsetlocalplanmainmod

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

Deadline: Midnight on 18 September 2015. 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 you consent to your information being disclosed to third parties for this purpose, personal details 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	Paul	
Last Name	Bedford	
Job Title (where relevant)	Senior Land and Planning Manager	
Organisation (where relevant)	Persimmon Homes South Coast	
Address	[REDACTED]	
Postcode		
Tel. No.		
Email Address		

Part B – Representation

Please tick if you wish to be updated on the progress of this document

1. Which proposed Main Modification are you commenting on? (please insert the MM reference number from column 1 in the consultation document)

MM14

2. Do you support this Main Modification? (i.e. do you think it is sound and/or legally compliant)

Yes

No

3. If no, in summary, why do you not support the proposed main modification?

It has not been positively prepared

It is not justified

It is not effective

It is not consistent with national policy

It does not comply with the law

4. What would you like to happen?

Delete the proposed modification

Amend the proposed modification – you should suggest amended wording below

Add a new policy or paragraph – you should suggest new wording below

(Please give further details or suggested wording in box 6)

5. If there is an additional Examination Hearing Session, would you like to participate?

No, I do not wish to participate

Yes, I would like to participate

6. Your Comments

Please provide more details as to

- Why you do/do not feel that the proposed modification meets the soundness criteria set out in Question 3.
- What changes to the proposed modification wording/new wording you are suggesting.
- What additional policies or wording you are suggesting.

To assist the Inspector please try to be as concise as possible. For longer responses a brief summary would also be helpful for the Inspector.

The proposed is not effective in that it calls for development at Dorchester Hill not to commence until a mitigation package has been agreed and implemented to the satisfaction of Natural England .

Mitigation packages are implemented at the same time as development .It is impractical for a mitigation package to be implemented prior to commencement. For example they often involve site works directly associated with an application .

Persimmon have agreed a mitigation strategy with Natural England for the Dorchester Hill site .This involves financial contributions to improved management of local farmland over a 20 year period .Clearly it would be unreasonable to wait 20 years to implement a permission for much needed housing . Indeed no landowner or developer can commit to such a restriction without the certainty that commencement brings .

Any mitigation package will be specified and obligations enforced via a section 106 or similar .This would usually include a timetable for implementation to be agreed by the Local Planning Authority.

There is no need to refer to mitigation having been implemented in the Policy .

For all the reasons above reference to mitigation having been implemented should be removed .

Continue on a separate sheet if necessary

Signature: _____

Date: 10/09/2015

If submitting the form electronically, no signature is required.

This button should attach your form to a pre-addressed email, if it does not, please save the form and send it to planningpolicy@north-dorset.gov.uk

Click to Submit