

For office use only	
Batch number: _____	Received: _____
RepresentorID # _____	Ack: _____
Representation# _____	



NorthDorsetLocalPlan Part1

Pre-submissionConsultation29November2013to24January2014

Regulation19of Townand Country Planning (Local Planning) (England)Regulations 2012)

ResponseForm

For eachrepresentationyouwishto makeaseparateresponseform willneed tobecompleted.

Thisisa formalconsultation on thelegalcomplianceandsoundnessof the Local Planbeforeit is submittedtotheSecretaryofStateforexaminationby an Inspector. Foradviceon howtorespond to theconsultationand fillinthisformpleaseseethe 'GuidanceNotesforMakingRepresentations'that can befound on theCouncil's websiteatwww.dorsetforyou.com/planning/north-dorset/planning-policy

Pleasereturncompletedformsto:

Email: planningpolicy@north-dorset.gov.uk
 Post: PlanningPolicy,North DorsetDistrict Council,Nordon,SalisburyRoad,BlandfordForum,Dorset DT117LL

Alternatively youcan submit yourcommentsonline at:www.surveymonkey.com/s/NorthDorsetLocalPlan

Deadline:5pmon24 January2014.Representationsreceived afterthistimemaynotbe accepted.

PartA–Personaldetails

Thispartof theformmustbecompletedby allpeoplemakingrepresentationsas**anonymouselements cannotbe accepted**.RepresentationscannotbetreatedinconfidenceasRegulation 22 of theTown and CountyPlanning(Local Planning) (England) Regulations2012requirescopiesof allrepresentationstobe madepublically available.Bysubmittingthis responseformon thepre-submissionNorthDorsetLocal Plan Part1youconsenttoyourinformationbeingdisclosedtothird partiesforthis purpose,but signatures,privatetelephonenumberand e-mail addressesorprivateaddresseswillnotbevisible on ourwebsite,althoughtheywillbeshownon paper copiesthatwillbesent totheInspectorand 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.

PersonalDetails(ifapplicable)*		Agent'sDetails(ifapplicable)*
Title	Mrs	
FirstName	Gill	
LastName	Smith	
Job Title(whererelevant)	Senior Planning Officer	
Organisation (whererelevant)	Dorset County Council	
Address	[Redacted]	
Postcode	[Redacted]	
Tel. No.	[Redacted]	
EmailAddress	Gillian.Smith@dorsetcc.gov.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 01258484201.

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:

	Policy/site:	Policies map:
Paragraph number:	Policies 7 Delivering Homes and 8 Affordable Housing	

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.

1. At the previous stage of consultation in November 2012, Dorset County Council requested amendments to the housing policies to cover the need for adapted and specialist housing.
2. The need for adapted housing for older or disabled households and for housing for vulnerable people of all ages that have special housing needs is discussed in paragraphs 5.48 – 5.53 of the Plan, but is not considered to be adequately addressed in Policies 7 and 8. This is an area of particular concern to the County Council in view of the rising number of elderly and vulnerable households in the County and the growing need for accommodation that can adapt to their changing needs and enable them to continue living in their local community for as long as possible.
3. County Council officers have been in discussion with housing and planning officers in East Dorset and Christchurch over the wording of their policies on this subject. A form of wording has been agreed which will enable the provision of specially adapted housing as part of the affordable quota in larger developments. ~~New text and a policy have also been agreed to set general principles for all residential developments, to ensure that new development offers opportunities for older and more vulnerable people to live securely, independently and inclusively within communities. A similar form of wording is recommended to North Dorset to ensure consistency of approach across Dorset.~~

Continue on a separate sheet if neces

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.

Proposed Changes:

i) That additional clauses should be added to Core Policy 8 (Affordable Housing) as follows:

Where developments are required to provide 10 or more affordable homes, 10% of the affordable housing element should be planned for households requiring specially adapted or supported housing. However, if a requirement for specialised affordable housing (or a viable delivery mechanism) cannot be demonstrated by the Council at the point of submitting a planning application, the quota shall revert to 100% general need affordable housing.

Under no circumstances will the financial consequences of including 10% adapted or supported housing result in a greater cost to the development than would arise through an acceptable, viable and proportionate mix of general need affordable housing.

ii) That new text on housing and accommodation proposals for older and vulnerable people should be included in the Plan as follows:

Housing and Accommodation Proposals for Vulnerable People

General principles for all residential development proposals

To achieve sustainable and inclusive communities, larger scale developments and new neighbourhoods should make provision for older and vulnerable people in both the market and affordable housing sectors. Including, but not limited to older and younger people and people with physical or learning disabilities.

By requiring appropriate and adaptable housing, good layout and design, such schemes should create opportunities for older and vulnerable people to live securely, independently and inclusively within communities. Across all types and tenures the Council will therefore encourage the provision of homes which incorporate flexible and sustainable design principles, including the 'Lifetime Homes' standards and those that contribute to achieving affordable warmth.

Mutual and co-housing models will be supported where a group of households with supported or specialised housing requirements, meet their own needs collectively, procuring and managing their own housing.

*Proposed **new Policy** on housing and accommodation proposals for older and vulnerable people*

Core Policy xxx Housing and Accommodation Proposals for Vulnerable People

Category C2 health and care related development proposals

New social, care or health related development proposals, or major extensions to existing developments, within the C2 use classification will not be subject to Core Policy 8 however they will be required to demonstrate that any impacts upon, or risks to, the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services have been taken into account and mitigated against.

Non C2 residential development proposals for older and vulnerable people.

All other residential development proposals for older and vulnerable people including sheltered housing, assisted-living and extra-care accommodation, must meet the requirements of Core Policy 8.

Subject to viability, open market development proposals to provide housing for older or vulnerable people will be required to meet Core Policy 8 through a commuted sum contribution, calculated in accordance with the approved methodology.

Specialist housing proposals for older or vulnerable people that seek to address the policy requirements of Core Policy 8 through on site affordable housing will be considered, however, the details of any such proposals and associated delivery mechanisms will require the prior approval of both the Council and Dorset County Council.

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

X Yes, I would like to participate in the oral examination

Part B – Representation

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2. Please state the part of that document you are commenting on:

Paragraph number:	Policy/site:	Policies map: Fig 8.3 Shaftesbury
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Inset Diag

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 ?

Potentially not since, although not yet adopted the Bournemouth, Dorset and Poole Minerals Strategy has been found sound following Examination and cannot be changed at this stage.

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

- Yes No No comment

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.

1. It appears, from comparing Figure 8.3 - Shaftesbury Inset Diagram of the North Dorset Local Plan with the Mineral Safeguarding Area (MSA) of the Bournemouth, Dorset and Poole Minerals Strategy (designated in Policy SG1 and shown on Figure 25 of the Strategy), that Housing Growth areas 8 and 9 are in conflict with the mineral safeguarding designation. No boundaries for the Housing Growth areas are shown so it is not possible to be more definitive at this stage.
2. Although not yet adopted, the Minerals Strategy has been found sound following Examination and the MSA cannot be further amended to accommodate North Dorset's development aspirations. However, the Mineral Planning Authority is mindful of the delay that prior extraction of minerals can lead to and the impact this can have on built development proposals. Should these Housing Growth areas be progressed further, North Dorset will be consulting again with Dorset County Council as Mineral Planning Authority. At that stage it will be possible to consider the proposed development in more detail and determine the most appropriate course of action.

Continue on a separate sheet if necessary

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.

Proposed Change:

The Plan should acknowledge the existence of the Mineral Safeguarding Area of the Bournemouth, Dorset and Poole Minerals Strategy that lies adjacent to Shaftesbury. North Dorset should liaise with Dorset County Council as Mineral Planning Authority on the details of any proposed developments within the MSA.

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~~

X 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.

Dorset County Council wishes to participate in the oral part of the examination in order to ensure that its interests are fully reflected in the final plan.

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: 23.01.2014 _____

If submitting the form electronically, no signature is required.