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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		Miss
First Name		Lynne
Last Name		Evans
Job Title(<i>where relevant</i>)		
Organisation (<i>where relevant</i>)	Hall & Woodhouse Ltd	Southern Planning Practice
Address	c/o Southern Planning Practice	Youngs Yard, Churchfields, Twyford, Winchester, Hants,
Postcode		SO21 1NN
Tel. No.		07973 717869
Email Address		lynne@southernplanning.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 11	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.

Hall & Woodhouse Ltd support Policy 11 and the inclusion of the Brewery site as a mixed use regeneration site of which part will comprise employment generating uses. Part of the site comprises the brewery and associated operations and 3 hectares for employment generating uses.

Hall & Woodhouse Ltd also support the proposal to widen the range of uses for employment sites, in recognition that there is approximately double the amount of employment land available to meet the identified need up until 2026.

However, reflecting the amount of employment land available and the contribution that this site already makes to employment objectives through the Brewery, as well as the need for flexibility to ensure that the site also meets the objective for a sustainable mixed use regeneration, flexibility should also be built into the policy by indicating the 3 hectares to be an approximate figure. This would also accord with the approach to the housing figures which are set out as approximate rather than specific figures.

Similarly, given the changing economy and new uses which may develop over the Plan period the part of the policy which sets out a wider range of uses which may be permissible should indicate that the uses listed are indicative rather than necessarily the whole list of possible future uses.

There is no need to specifically exclude retail uses from employment sites as the approach to retail development is properly set out under Policy 12. Moreover, the retail sector is an importance creator of a range of jobs and its contribution to the prosperity of the economy is important to recognise and encourage.

~~As currently drafted the Policy is not positively prepared, does not accord with national policy and is not effective in meeting its objectives – however, the amendments as proposed would strengthen the policy and assist in assuring that employment development and sites help to meet the economic objectives of the Plan.~~

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.

Reference to the site area for the Brewery site under 'f' should be reworded to indicate ***in the order of 3 hectares***.

Under the Section on uses on Employment Sites, the following changes are sought.

Change:

On such sites, the Council will permit employment (B-class) uses and where it would support business and / or provide a wider range of jobs may also permit...

To

*On such sites, the Council will permit employment (B-class) uses and where it would support business and / or provide a wider range of jobs may also permit **other employment generating uses, including***

(bold typeface used to indicate new wording)

Add another line under o, p q and r to read:

S Town centre uses which accord with Policy 12 – Retail, Leisure and other Commercial Developments
(bold typeface used to indicate new wording)

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.

We consider it necessary to take part at the oral part of the examination because the representations raise complex and important policy issues. We consider that these issues require to be debated at the examination in order that the Inspector can be properly informed in reaching a conclusion on the soundness of the Core Strategy.

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: Lynne Evans (Southern Planning Practice)

Date: 24 January 2014

If submitting the form electronically, no signature is required.