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Batch number: _____ Received: _____
 Representor ID # _____ Ack: _____
 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

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	Mr	Mrs
First Name	Shaun	Sarah
Last Name	Pettitt	Hamilton-Foyn
Job Title(<i>where relevant</i>)	Strategic Land Manager	Director
Organisation (<i>where relevant</i>)	Persimmon Homes (South West)	Pegasus Group
Address		Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire,
Postcode		GL7 1RT
Tel. No.		01285 641717
Email Address		Sarah.hamilton-foyn@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: para 5.20	Policy/site:	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.

The Spatial Distribution of Housing in the District para 5.19 – 5.20

Gillingham and Shaftesbury are the main service centres in the north of the district. The Plan acknowledges that the north of the district is influenced by Yeovil in South Somerset and Salisbury in Wiltshire.

The previous consultation on the Key Issues in December 2012 reduced the overall housing provision and rebased the housing provision to 2011 – 2026. For Gillingham housing provision was reduced from 2,300 dwellings for 2006 – 2026 to 1,490 dwellings over the period 2011 – 2026, but a higher percentage of the distribution was identified for Gillingham.

The proposed revised distribution of housing is supported in so far as the increase to Gillingham. In percentage terms the figure to Gillingham has increased by 2% to 35% of the total plan provision. Gillingham has been one of the fastest growing towns in the South West over the last 20 years and according to the strategy housing growth has been matched by economic growth as the town has managed to attract and retain a range of general and industrial businesses. The distribution of 35% of the housing growth reflects the economic potential of the town, the availability of suitable sites and the relative lack of environmental constraints.

The strategy is supported i.e. that Gillingham's role as the main service centre in the north of the district will be enhanced through housing growth.

However, Persimmon objects to the strategy for Gillingham, which is based on the vast majority of housing being built on the southern extension to the town. Persimmon object to the Policy 17 Gillingham and Policy 21 Gillingham Strategic Site Allocation which is included to enable the comprehensive development of the Southern Extension to Gillingham. As the Council intended to produce a Site Allocations DPD the southern extension is the only strategic allocation in the Local Plan, however, no reference is made to other development opportunities apart from infilling and regeneration within the settlement boundary. The Plan anticipates that the Neighbourhood Plan will set the framework for the more local issues such as design, open space and street scape setting local policies to influence non-strategic developments within the Parish of Gillingham.

Given Gillingham's role in the settlement hierarchy and in the northern part of the district further development opportunities should be recognised at the town and identified in the Local Plan. Development opportunities have been explored in the detailed assessment of the town's growth potential for the period to 2026 and beyond. It is noted that to inform the preparation of the draft Core Strategy options for the location of development around Gillingham were considered in particular in "Assessing the Growth Potential of Gillingham" (December 2009).

The Plan at para 5.20 acknowledges that the southern urban extension will be developed both during this plan period and beyond, but if infrastructure is forthcoming then more dwellings could be built in the plan period.

Given the views already expressed in relation to the overall housing provision and the plan period, and given

Gillingham's strategic role as one of the four main towns, it is considered that an additional strategic allocation should be included in the plan. The additional allocation at Windyridge Farm which has been promoted in the SHLAA and is considered to be deliverable and available and can assist in meeting housing needs and deliver a wide choice of high quality homes, widen opportunities for home ownership (the Background Paper Meeting Housing Needs November 2013, states that the 2011 SHMA update identified that the greatest level of affordable housing needs is in Gillingham and Blandford {i.e. the largest settlements} and create sustainable, inclusive and mixed communities. (NPPF para 50)

In this context it should also be noted that the AMR 2013 reports that no affordable housing has been built in Gillingham since 2009/2010.

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.

In accordance with representations made in respect of the Plan period and the overall level of housing provision, and in order to ensure the deliverability of housing to meet local needs, additional sites need to be identified at Gillingham; this will assist the Government's objective of securing economic growth and significantly increasing the supply of housing in accordance with the NPPF

Land at Windyridge Farm should be identified as an additional release of land in the short term, to proposals in the southern extension of Gillingham.

It can be seen that the land at Windyridge Farm has been considered in the 2009 Growth Study and whilst the growth of Gillingham is not being pursued as envisaged when the Atkins Report was commissioned, it nevertheless provides a useful context in which to consider the long term directions of growth and the potential development opportunities that could be identified in the Local Plan.

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

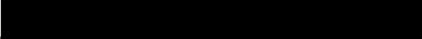
9. If you wish to participate in the oral part of the examination please outline why you consider that to be necessary. Please note that the Inspector determines who is heard at the examination.

Persimmon Homes South West has concerns about the soundness of the plan in respect of the plan period and the housing requirement and the deliverability of the urban extension to Gillingham.

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: 23rd January 2014

If submitting the form electronically, no signature is required.