

## NOTE FROM THE INSPECTOR

### RESPONSES TO THE MAIN MODIFICATIONS

Having read all the submissions regarding the published Main Modifications and the Council's response to those representations, there are a small number of issues that I consider still need to be addressed in order that I can find sound the North Dorset Local Plan Part 1 (LP1).

It is within my power, in certain circumstances, to recommend further changes to LP1 in order to ensure that LP1 is sound (without further recourse to the Council). However, in the interests of openness, fairness and impartiality I propose to allow the Council the opportunity to comment on the following matters that I currently consider need to be addressed:

1. The inclusion of a firmer date-specific commitment to the Review of the North Dorset Local Plan – perhaps in paragraph 1.9 (i.e. to publish draft plan in May 2016 and adopt it by June 2017, as set out in the Local Development Scheme dated November 2014 – albeit that currently relates to LP2). [*to be justified*]<sup>1</sup>
2. Whilst recognising the constraints to development in Shaftesbury (as summarised in paragraph 8.98 of the track change version of the Plan (MHD054), it is reasonable to assume that there will nevertheless be a need for further housing over the extended plan period. I consider greater weight should therefore be placed on the potential for development on land adjoining the identified site south east of Wincombe Business Park as referred to in MM16. As such MM16 should be amended to read: 'To contribute to meeting the longer term growth needs of the town the District Council will work with Wiltshire Council, under the duty to co-operate, to bring forward the early consideration of development on land adjoining the identified site to the south-east of Wincombe Business Park'. [*to be positively prepared and justified*]
3. The deletion of the reference to the mitigation having been 'implemented' in MM14 ( at Lower Bryanston Farm and Dorchester Hill) because the implementation of the measures may need to continue well beyond the

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<sup>1</sup> The references in brackets are to the elements that ensure a plan is sound (NPPF paragraph 182)

commencement of the development. Could say '... a mitigation package (that includes details of implementation measures) has been agreed to the satisfaction of ...' [*to be justified and effective*]

4. In the interests of clarity the amendment to criterion (r) of policy 19 (MM17) should refer to allotments provision to the east of the town at Elm Close Farm. [*to be justified and effective*]

A response from the Council to the matters referred to above should be sent to the Programme Officer by mid-day on Friday 6<sup>th</sup> November.

*David Hogger*

Inspector

26<sup>th</sup> October 2015