

North Dorset Local Plan Part 1 Examination

Statement submitted by Savills on behalf of Barratt David Wilson Homes

Issue 1: The Duty to Co-operate, Legal Requirements and the Council's Broad Strategy (policies 1 and 2)

Respondent ID number: 3027

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Introduction

This statement is submitted on behalf of Barratt David Wilson Homes in relation to land to the south east of Wincombe Business Park.

Issue 1 : The Duty to Co-operate, Legal Requirements and the Council's Broad Strategy (policies 1 and 2)

1.1 Has co-operation between North Dorset District Council and other nearby local planning authorities been a continuous process of engagement from initial thinking? What evidence is there of effective co-operation (NPPF paragraph 181) and of joint working on areas of common interest being diligently undertaken for the mutual benefit of neighbouring authorities (NPPF paragraph 178)? Is there a long-term commitment to co-operation?

and

1.2 Have any cross-boundary strategic priorities or issues been identified? If so are they clearly reflected in LP1 (NPPF paragraph 179)?

1. Our previous representations highlighted the need for joint working with Wiltshire Council to explore future opportunities for the expansion of Shaftesbury on land within the administrative boundary of Wiltshire Council. The adjoining land is similar character to the area identified for development in Policy 19 criterion 'g' and is in the same ownership. This has been addressed by the Council in modifications proposed at paragraph 8A.

1.4 Is LP1 based on a sound process of sustainability appraisal and testing of reasonable alternatives, and does it represent the most appropriate strategy in the circumstances? Has the strategic site selection process been objective and based on appropriate criteria? Is there clear evidence demonstrating how and why the preferred strategy was selected?

and

1.5 Is the Council's core spatial strategy (policy 2) justified and compatible with the principles referred to in paragraphs 17 and 55 of the NPPF? Will the policies and proposals in LP1 contribute to the sustainable growth of the District?

2. The identification of the four main towns as the main focus for growth is supported; these towns represent the most sustainable locations for growth and are the locations of the greatest need. It is understood that concerns have been raised regarding housing provision for the rural areas. Any increase in housing numbers in the rural areas should not be at the expense of housing allocation for the main towns.

1.13 The Planning Practice Guidance (paragraph 012 under Local Plans) confirms that while additional local plans can be produced, for example a separate site allocations document, there should be a clear justification for doing so. What is the clear justification in this case?

3. The justification for a further site allocations document to deliver locations for growth such as land to the south-east of Wincombe Business Park is unclear. This site forms part of NDDC's five year land supply as set out in the AMR 2014 and should be included in the settlement boundary and allocated for development on the proposals map.

1.14 Although not necessarily a matter of soundness, LP1 is over 400 pages long. Planning Practice Guidance (paragraph 010 under Local Plans) advises that 'local plans should be as focused, concise and accessible as possible'. Are there any opportunities which the Council could take to streamline the document?

4. Having reviewed the plan in detail, there appears to be a degree of repetition between different sections of the plan, and many of the policies and supporting text are unnecessarily wordy. We would encourage the Council to consider revisions to the plan to remove repetition and unnecessary content in order to make it a more concise and user friendly document.