

Document Reference

**MHD049**

**NORTH DORSET LOCAL PLAN PART 1  
EXAMINATION**

**INSPECTORS PRELIMINARY FINDINGS**

**June 2015**



## NORTH DORSET LOCAL PLAN PART 1

### MAIN MODIFICATIONS

### INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the Local Plan Part 1, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table below. I have used the document references as given in the Schedule of Changes Arising from the Hearings (MHD018); the changes set out in NDDC Hearing Change 1; and as given by the Council to the additional written material submitted following the close of the hearing sessions. The Council has made a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for me to recommend Modifications to the plan that would make it sound.

	Policy/Paragraph	Modification	Soundness Reason	Main Reference Documents
MM1	Paragraph 1.9	Extending Plan period	Consistent with national policy	MHD006
MM2	In the Introduction chapter	Commitment to an early review of LP1	Justified	Para 5.5 of MHD006
MM3	Policy 2 and supporting text	Amend to reflect revised approach e.g. settlement boundaries, Stalbridge etc.	Justified and positively prepared	MHD007
MM4	Policy 3	Clarification of policy	Justified	MHD018
MM5	Policy 6 and supporting text	Amend to reflect revised approach on housing distribution (including second homes allowance)	Justified	MHD006; MHD007; 5/6/13 to 19 in MHD018
MM6	In chapter on Delivering Homes and in Appendix	Refer to housing trajectory – including up-date and include in an Appendix	Justified and effective	MHD006; MHD008; 11/IMP/16 in Hearing Change 1 <sup>1</sup>
MM7	Policy 7	Refer to bedroom numbers not	Justified and	5/7/3 in Hearing

<sup>1</sup> Schedule of Further Proposed Changes for the Hearings (March 2015)

		sizes. Refer to providing housing for households requiring specially adapted or supported housing	effective	Change 1; MHD030
MM8	Policy 8 and supporting text	Amend to reflect revised approach on affordable housing	Positively prepared, justified and effective	5/8/21 to 26 of MHD018; Response to Inspector's Question 2 <sup>2</sup> ; MHD030
MM9	Policy 11 and supporting text	Amend to reflect revised approach to the economy	Justified and consistent with national policy	6/11/14 of MHD018; Recommendation in INS015 – bullet points 3, 4 and 6 of paragraph 4.2 <sup>3</sup>
MM10	Policy 13	Amend threshold for SuDS from 2 to 10 dwellings	Justified	7/13/20 of Hearing Change 1
MM11	Supporting text of Policy 13	Clarification regarding public art provision	Justified	7/13/21 of MHD018
MM12	Supporting text of Policy 14	Clarification regarding healthcare provision	Justified and positively prepared	7/14/14 of MHD018; MHD041
MM13	Policy 15 and supporting text	Clarification regarding green infrastructure	Justified	7/15/12 to 17 of MHD018
MM14	Policy 16 and supporting text (Blandford)	Amend to reflect Council's revised approach (e.g. to housing locations)	Positively prepared, justified and effective	MHD006; MHD012; 8/16/7 to 12 of MHD018
MM15	Policy 17 and supporting text (Gillingham)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	8/17/4 to 6 of MHD018; 8/17/3 of Hearing Change 1
MM16	Policy 18 and supporting text (Shaftesbury)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	8/18/8 and 10 of MHD018
MM17	Policy 19 and supporting text (Sturminster Newton)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	MHD006; MHD007; 8/19/24 to 26 of MHD018
MM18	Policy 20 and supporting text (Stalbridge, the villages and the countryside)	Amend to reflect Council's revised approach	Positively prepared, justified and effective	MHD006; MHD007
MM19	Policy 21 and supporting text (Gillingham SSA)	Amend to reflect Council's revised approach, including with regard to affordable housing provision, monitoring and the location of the local centre	Positively prepared, justified and effective	9/21/8 of Hearing Change 1; MHD014; MHD015; 9/21/10, 9/21/11, 9/21/14 to 17 of MHD018

<sup>2</sup> Core Document INS003

<sup>3</sup> Council's Response to Inspector's Question 6

MM20	Policy 24 and supporting text	Amend to reflect Council's revised approach to space standards	Justified	10/24/10, 10/24/12 of MHD018
MM21	Supporting text to policy 25 and policy 25	Amend to reflect Council's clarified approach to private open space provision	Justified	10/25/6 of MHD018; MHD037
MM22	Policy 27	Amend to include reference to viability	Justified	10/27/1 of MHD018
MM23	Supporting text to policy 29	Amend to reflect Council's clarified approach to the re-use of buildings in the countryside	Justified	10/29/17 of Hearing Change 1; 10/29/18 of MHD018
MM24	Policy 30 and supporting text	Amend to reflect Council's clarified approach with regard to the small-scale expansion of countryside employment sites	Positively prepared and justified	10/30/5 of Hearing Change 1; 10/30/6 to 10 of MHD018
MM25	Policy 32	Amend to reflect Council's clarified approach to equine-related development	Justified	10/32/7 of MHD018
MM26	Figure 11.1 Monitoring	Amend and strengthen approach to monitoring	Effective	11/IMP/17 to 46 of Hearing Change 1
MM27	Appendix C	Amend to reflect Council's clarified approach to parking provision	Justified	APP/C/3 of MHD018

Following consultation<sup>4</sup> on the MMs the Council should send me a copy of the submissions received; a brief response to those submissions and a commentary on any implications of the MMs in terms of the Sustainability Appraisal and the Habitats Regulations Assessment, including in relation to the proposed extension to the area for growth to the south-east of Blandford St Mary and the increased capacity proposed to the east of the former Creamery site, south of Elm Close, Sturminster Newton.

*David Hogger*

Inspector

9<sup>th</sup> June 2015

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<sup>4</sup> The Council is proposing a number of modifications which may have consequences for nearby residents, for example the 'extension' of the location for growth to the south east of Blandford St Mary and changes to the Elm Close location (Sturminster Newton). The Council should be satisfied that anyone who may be affected by the proposed land use changes is notified of the Modifications, whether or not they are on the existing respondents' data-base.