

Pimperne Neighbourhood Plan Review – Dorset Council’s Response to Submission Version of the Plan

Introduction

This response seeks to provide constructive comments relating to the submission version of the Pimperne Neighbourhood Plan Review. For ease of reference, comments are set out according to the relevant paragraphs/policies etc in the plan. The comments made below should not be seen as being exhaustive and officers would welcome an ongoing dialogue with the Neighbourhood Plan Group (NPG) and the Qualifying Body (QB) regarding finalising the plan review.

Paragraph 14

The content of this paragraph, including the reasons for the review, are noted.

Paragraphs 67, 68 and 69 and Policy LDC: Locally Distinct Character and Future Proofing

The updates and information provided in respect of car parking standards, design for better energy efficiency/zero-carbon standards and the encouragement for tree planning/spaces for trees in new development are noted.

Housing (Paragraphs 75 to 80 and Policy MHN: Meeting Housing Needs)

Approach to Meeting Housing Needs

In response to comments made by Dorset Council at the regulation 14 stage it is noted that the Housing Needs Assessment (HNA), in support of the neighbourhood plan, has been updated. The updated HNA recommends a revised housing target of at least 61 dwellings for the period 2016 to 2031. This takes into account the most recent basis for calculating housing need based on the 2014 population projections, household earnings and house prices across the North Dorset area and whether the target can be achieved without detriment to the Cranborne Chase Area of Outstanding Natural Beauty (AONB).

The proposed revised housing target of at least 61 dwellings is lower than the proposed housing requirement figure of 276 dwellings for Pimperne as outlined in the emerging Dorset Council Local Plan (DCLP). However, the figure in the emerging DCLP covers the period up to 2038 (the current proposed end date of the plan period for the DCLP), rather than 2031 (which is the proposed end date of the plan period for the Pimperne Neighbourhood Plan Review), and does not constitute a formal housing requirement figure. It sets out Dorset Council’s current position in terms of an emerging figure. It is considered that it should only be given limited weight given that the emerging DCLP is still at a fairly early stage. The figure, which is based on the methodology set out in paragraph 2.10.5 of the Dorset Council Local Plan Options Consultation (2021)

(<https://www.dorsetcouncil.gov.uk/documents/35024/285538/DCLP-Jan-2021-DorsetCouncilLocalPlan-vol1.pdf/7e0ff0f0-426f-523d-bd45-cc1fe4d60fac>), will be updated as the DCLP progresses.

It should be noted that a large part (200 dwellings) of the housing requirement figure for Pimperne in the emerging DCLP relates to a proposed allocation to the north-east of Blandford Forum, part of which extends beyond the civil parish of Blandford Forum into the civil parish of Pimperne. A final decision about whether this land should be allocated for development will be made as the DCLP

progresses¹. However, it should also be noted that the land is currently the subject of a hybrid planning application (Planning Ref: P/OUT/2020/00026). It forms part of a larger area of land to the north-east of Blandford which is covered by the application.

Turning back to the matter of the housing target in the submission version of the Pimperne Neighbourhood Plan Review, the Government's Planning Practice Guidance (PPG) includes the following text, in relation to criterion b of paragraph 14 of the NPPF, regarding the need for a neighbourhood plan to contain policies and allocations to meet its identified housing requirement:

'In the context of paragraph 14 of the National Planning Policy Framework, what does 'policies and allocations to meet its identified housing requirement' mean for neighbourhood plans?

In order for a neighbourhood plan to meet the criteria set in paragraph 14b of the Framework, the 'policies and allocations' in the plan should meet the identified housing requirement in full, whether it is derived from the housing figure for the neighbourhood area set out in the relevant strategic policies, an indicative figure provided by the local planning authority, or where it has exceptionally been determined by the neighbourhood planning body. For example, a neighbourhood housing requirement of 50 units could be met through 2 sites allocated for 20 housing units each and a policy for a windfall allowance of 10 units. However, a policy on a windfall allowance alone would not be sufficient.

Policies and allocations within other development plan documents, for example strategic site allocations or windfall development set out in a local plan or spatial development strategy, will not meet criterion 14b of the National Planning Policy Framework.

Paragraph: 097 Reference ID: 41-097-20190509

Revision date: 09 05 2019 See [previous version](#)'

As a result of what is set out in the Government's PPG above, it would appear that there is a basis for Pimperne Parish Council, as the Qualifying Body, determining its own housing requirement. Furthermore, as previously set out above, it is considered that the current indicative figure in the emerging DCLP should currently only be given limited weight as the plan is still at a fairly early stage of production. The weight that will be able to be given to an indicative figure in the emerging DCLP will increase as the plan progresses.

Paragraphs 78, 79 and Policy MHN: Meeting Housing Needs

The updates made in paragraphs 78, 79 and Policy MHN are useful and reflect changes to national policy including in respect of the provision of affordable homes for sale on major development sites.

Employment (Second bullet point on Page 19)

This update is useful as it provides context regarding what is proposed on land that adjoins Pimperne Parish in the made (adopted) Blandford + Neighbourhood Plan. A similar update could be made under the 'Housing' heading, on page 17 of the plan, to highlight the housing that is proposed just outside of the parish on the northern side of Blandford, in the Blandford + Neighbourhood Plan.

¹ The latest position regarding the emerging DCLP is set out in the update available via the following link: <https://news.dorsetcouncil.gov.uk/2022/07/26/dorset-council-local-plan-cabinet-update/>

Paragraph 85 and Policy CF: Community Facilities

The updates to both paragraph 85 and Policy CF reflect the current situation and are considered useful.

Paragraph 90 and Traffic and Road Safety Project

The strong support from local residents for a 20mph zone throughout the village (west of the A354) is noted.

Policy DC: Developer Contributions for Social Infrastructure

The reference to the 20mph zone within the village, in respect of developer contributions being sought for road safety, is noted. However, for clarity the reference, in brackets, to the 'west of the A354' should potentially read 'north and west of the A354'.

Paragraph 103

The updated table showing the current housing potential in the Pimperne neighbourhood area is useful and reflects the most up to date position based on the monitoring data that is currently available.

Paragraph 109

This new paragraph is useful and reflects the current position.

Paragraph 112, other supporting text and Policy HSA2: Housing Site Allocation 2 – land north of Manor Farm Close

The content of paragraph 112 is noted. However, given that this site is largely completed (it may now be complete at the time of writing), this paragraph, other supporting paragraphs, the table that assesses the site and Policy HSA2 should probably be deleted. Deleting this policy, and the supporting paragraphs etc, would require other changes to the plan including Map 6 which sets out the housing site allocations and the settlement boundary.

Paragraph 115

This new paragraph is useful in terms of setting out the latest position regarding this site.

Policy SB: Settlement Boundary

The new wording proposed is consistent with the policy position as set out in the North Dorset Local Plan Part 1 (LPP1) (2016). However, it should be noted that paragraph 11(d) of the NPPF, in respect of the presumption in favour of sustainable development, currently applies in the North Dorset area due to the lack of a five-year housing land supply and the recent low delivery of housing in the North Dorset area.

Appendix 1: Supporting Documents

The reference to the Blandford + Neighbourhood Plan 2011 – 2033 and the Dorset Council Local Plan Options Consultation, under the heading 'Background information – other supporting evidence', is considered useful.