

Dorset Council's Response to Examiner's Questions

Questions to Dorset Council and Pimperne Parish Council

1. The Plan (paragraph 76) indicates a housing target of at least 61 dwellings in the period 2016 – 2031. The Regulation 16 Consultation response from Barton Willmore (Stantec) comments that the Plan should meet the identified housing requirement of 276 (16.2 dwellings per annum as compared to the implied Neighbourhood Plan rate of 4.1 dwellings per annum), otherwise it would fail to meet the terms of paragraph 14 of the NPPF. Do both Councils have any comments?

Please see the comments below regarding the neighbourhood plan's approach to meeting housing needs. These comments formed part of Dorset Council's response to the consultation on the submission version of the Plan.

'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

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/>

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.’

2. Paragraph 1.2 of the Barton Willmore (Stantec) representation refers to the planning application P/OUT/2020/0006. I am unsure whether this reference includes a typing error, but I was unable to locate the application on the Dorset Council system. I would be grateful for a link to the application or the correct reference number.

The correct reference number is P/OUT/2020/00026

3. Policy SB is proposed to be amended by the addition of “Development outside this boundary will be treated as ‘countryside’ in respect of Local Plan policies”. Which Local Plan policies would then apply to the ‘countryside’?

The relevant Local Plan policies that would apply to the countryside include:

- Policy 2: Core Spatial Strategy
- Policy 20: The Countryside
- Policy 28: Existing Dwellings in the Countryside
- Policy 29: The Re-Use of Existing Buildings in the Countryside
- Policy 30: Existing Employment Sites in the Countryside
- Policy 31: Tourist Accommodation in the Countryside
- Policy 32: Equine-Related Developments in the Countryside
- Policy 33: Occupational Dwellings in the Countryside

Question to Pimperne Parish Council

4. The Cranborne Chase AONB Partnership Board made two editorial suggestions in their Regulation 16 consultation response. Does the Parish Council agree with these suggestions?