

RESPONSE TO EXAMINER QUERIES

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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?

Pimperne Council have worked with Dorset Council to produce the Housing Needs Assessment contained in the supporting evidence (see Housing Need Assessment updated April 2022). This uses the latest data in terms of the adopted Local Plan strategy updated in relation to the Government method for calculating housing needs. The 276 figure referenced in the Barton Willmore response relates to the emerging Dorset Local Plan, which remains at an early stage and to which Inspectors in recent appeal decisions have applied only limited weight.

The NPPG encourages qualifying bodies to work with the LPA on housing needs evidence, and this has been done. Furthermore, the Parish Council fully accept that any strategic housing allocation is a matter for the Local Plan, and should the Local Plan make such an allocation then this would take precedent at that time – but the emerging Local Plan has not reached a stage where there is any reasonable certainty that such a shift in housing need is appropriate for this area, and a figure and Neighbourhood Plan based on 276 would therefore be premature, given the significant degree of unresolved objections including from bodies such as the AONB partnership.

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.

This is likely to be P/OUT/2020/00026

This application was originally submitted in late 2020 (as a hybrid allocation) and given the degree of objection and unresolved issues has remained undetermined. Many of the points raised by Barton Willmore (representing Wyatt Homes) were therefore made at Regulation 14 and have been considered as part of the consultation responses, as recorded in the Consultation Statement.

For reasons unknown to the Parish Council, rather than progressing with a planning application for approximately 400 homes, a new primary school and community hub within the site allocations through the Blandford Plan Neighbourhood Plan, the developers sought to go beyond the allocation and include land within the Pimperne NP area, even though the Examiner of the Blandford NP made clear that the acceptance of the Blandford NP should not suggest that a greater strategic allocation was acceptable.

The first application was for 'up to 600 dwellings', and amendments to this have recently been submitted (August 2022) and are currently out for consultation that appear to reduce this to up to 520 dwellings. However this does not appear to have significantly altered the degree of development proposed beyond the allocated site, as the illustrative masterplan appears to include a very substantial level of development within the Pimperne NP area and encroaching towards Letton Park, as shown below.



Whilst it is within their rights for the developers to promote a development that does not fully accord with the development plan for the area, the Parish Council consider that this should not be used as a reason to water down the Neighbourhood Plan as part of the decision-making process.

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'?

Those most relevant are considered by the Parish Council to be Policies 2 and 20 of the adopted Local Plan:

Policy 2 Core Spatial Strategy - states that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Pimperne) as the focus for growth to meet the local needs outside of the four main towns. In these villages, the focus will be on meeting local (rather than strategic) needs. Outside the defined boundaries of the four main towns, Stalbridge and the larger villages, the remainder of the District will be subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met.

Policy 20 The Countryside - recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an 'overriding need' for it to be located in the countryside.

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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?

The two suggested changes are as follows:

- 1. In the interests of clarity, may I suggest that in para 20 the area of Nutford that is within the Dorset AONB is described as the land between the B3082 and the A350 and the River Stour. Nutford Farm is north of the B3082 and within Cranborne Chase AONB.*
- 2. In Policy LC Landscape Character (e) it would be more accurate to refer to this AONB's 'Good Practice Note' rather than 'Fact Sheet'*

The Parish Council considers these to be helpful suggestions in terms of improving the clarity of the document and would agree to these.

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