

**Service name**

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Beverly Doward  
Inspector  
The Planning Inspectorate  
**By email only**

**Date:** 24-Jun-2021  
**Ref:** Purbeck Local Plan  
**Officer:** Terry Sneller  
☎ 01305 252500  
✉ [planningpolicy@dorsetcouncil.gov.uk](mailto:planningpolicy@dorsetcouncil.gov.uk)

Dear Inspector,

The Council is currently preparing the detailed information that has been requested concerning the revised Main Modifications which propose to delete references within the Local Plan to the release of Green Belt land to deliver a holiday park at Morden Park. This additional material will address the issues raised in your letter dated 10 June 2021 including information on the mitigation strategy to address the potential impact on the Dorset heathlands arising from residential development. The Council is also working on a Statement of Common Ground with Natural England and preparing updated Habitats Regulation Assessment and Sustainability Appraisal in respect to revised Main Modifications.

It is anticipated that, subject to discussions with Natural England, the Council will prepare this material over the coming weeks with the material being forwarded no later that week commencing 19 July. Subject to the Inspectors agreement, the Council then anticipates running a consultation on this material and the associated revised Main Modifications for a six-week period from 02-Aug-21 to 13-Sep-21. As soon as possible after the close of this consultation, the responses received will be forwarded for consideration from 27-Sep-21.

Dorset Council are of the opinion that full consideration of the issues associated with the revised Main Modification can be achieved through written representations and that there is not a need for further hearings on this issue.

Dorset Council is also of the opinion that the evidence that underpins the Purbeck Local Plan is sufficiently up to date to enable the Local Plan to proceed to adoption. The key pieces of evidence are set out in the table below along with commentary on their current status. It should be noted that the emerging Dorset Council Local Plan will address many of the issues raised and will be supported by revised evidence covering the whole of the Dorset Council area.

Kind regards

A handwritten signature in blue ink, appearing to be "TS", written over a light blue horizontal line.

Terry Sneller  
Strategic Planning Manager  
Dorset Council

Evidence	Date of evidence on point of submission	Current status
Habitats Regulations Assessment / Appropriate Assessment	January 2019	An update to the sustainability appraisal will be required to reflect further modifications to policies V2 and I5.
Sustainability Appraisal	January 2019	An update to the sustainability appraisal will be required to reflect further modifications to policies V2 and I5.
Strategic Flood Risk Assessment	January 2018	<p>The Strategic Flood Risk Assessment was published in January 2018 and as such is considered up to date.</p> <p>It is worth noting that this will be reviewed in a wider context through the Dorset Council Local Plan with a Level 1 Strategic Flood Risk Assessment currently being produced for the whole Dorset Council area.</p>
Strategic Housing Market Assessment (SHMA) 2018 update	August 2018	<p>The Strategic Housing Market Assessment was updated in August 2018 and as such is considered up to date.</p> <p>The Council has commissioned a new housing needs assessment for the whole of the Dorset Council area. A draft report has been received with the draft conclusions suggesting similar issues to that being addressed through the Purbeck Local Plan.</p>
Five-year housing land supply 2020	1 April 2020 base date	<p>The five-year housing land supply position. was updated for the main modifications consultation and reflected the 5-year period from 2020 to 2025. The Council are currently processing housing completions data for the 2020/21 year.</p> <p>It should be noted that the housing delivery test results are due to be published in November of this year and this information is needed to update the five-year housing land supply position.</p>
Green Belt	January 2019 and October 2018 (pre-submission draft)	<p>Dorset Council published Strategic Green Belt Assessment in December 2020 to guide preparation of the Dorset Council Local Plan. The latest assessment uses a different methodology to the Green Belt Studies prepared for the Purbeck Local Plan.</p> <p>Whilst the assessments do overlap, and are not entirely consistent, the council is satisfied that (aside from Green Belt release at Morden) the conclusions in the Purbeck Green Belt studies around exceptional circumstances are robust and therefore do not need to be updated.</p>

Evidence	Date of evidence on point of submission	Current status
Strategic Housing Land Availability Assessment (SHLAA)	Council accepted sites for consideration up to July 2018	The information in the published SHLAA is up to date as of July 2018. Subsequently Dorset Council have produced a Dorset Council wide SHLAA which incorporates the area covered by the Purbeck Local Plan.
Poole and Purbeck Town Centres, Retail and Leisure Study 2014	November 2014	The evidence underpinning the approach in the Purbeck Local Plan is considered valid and sufficiently up to date. Dorset Council are commissioning evidence relating to town centres to inform the strategy within the Dorset Council Local Plan. This will inform strategies and policies for town centres covering the whole of the Dorset Council area including the area covered by the Purbeck Local Plan. The Council is satisfied that the approach in the Purbeck Local Plan is an appropriate basis upon which decision can be made in the period to the adoption of the Dorset Council Local Plan.
Bournemouth, Dorset and Poole Workspace Strategy 2016 and Purbeck Employment Land Demand Projections 2017	October 2016  Baseline scenario model 2016/2017 for the period 2013 to 2033	The evidence underpinning the approach in the Purbeck Local Plan is considered valid and sufficiently up to date. The Dorset Council are commissioning evidence to understand the need for employment land across the Dorset Council area to inform the Dorset Council Local Plan. The supply of employment land across the Purbeck area, and the associated policy approach is considered an appropriate basis for decision making in the period to the adoption of the Dorset Council Local Plan.
Infrastructure Delivery Plan	January 2019	The Infrastructure Delivery Plan was updated for the Main Modifications consultation in October 2020. It is therefore up to date and no change is needed though it is worth noting that this will be reviewed in a wider context through the Dorset Council Local Plan.
Transport evidence paper Transport modelling studies republished as part of examination	January 2019 2016 – 2018	The transport evidence and modelling was undertaken in 2019 and as such it is considered up to date. Further transport evidence and modelling work is being prepared as part of the Dorset Council Local Plan. This will consider transport implications on a more strategic basis across the whole of the Dorset Council area.

Evidence	Date of evidence on point of submission	Current status
PD Partial Review of PLP Part 1 and revised CIL Economic Viability Assessment and appendices	April 2016  Nov 2017	The viability evidence has been refreshed during the examination process, in 2019, and as such is considered up to date.
Viability Update and Sensitivity (self-build and social rent) Addendum and appendices	October 2018	
Viability report update report and appendices		