

## **Independent Examination of the Purbeck Local Plan (2018-2034)**

### **Inspector's response to Council letter dated 4 April 2022**

Further to the Council's letter dated 4 April 2022, I have the following comments to make on the matters raised:

#### **Further Main Modifications (FMM) to Policy I5 and Policy V2 – Morden Park**

I note the Council's view that a further hearing session to discuss the proposed FMMs is not necessary. However, having carefully considered the points raised by Charborough Estate in their response to the FMMs I am of the opinion that it would be beneficial to hold a hearing session specifically to consider this issue. This would give the opportunity for all of the issues relevant to the proposed FMMs to be fully aired and explored. It will also ensure that the process is fair to all parties and is robust.

I will liaise with the Programme Officer with the view to arranging a date for the hearing session and the necessary notification of that date. The Programme Officer will also be in contact with relevant representors who will be specifically invited to take part in the hearing session.

#### **Nutrient pollution of habitat sites**

Thank you for updating me regarding the Council's consideration of the Chief Planning Officer letter and Written Ministerial Statement dated 16 March 2022 on the issue of nutrient pollution in relation to the Poole Harbour habitat site.

I note that the Council will be assessing the implications for the plan and considering the need for further changes to policies, the Habitats Regulations Assessment and Sustainability Appraisal. In doing so I would particularly ask the Council to consider whether the updated advice has any implications for the delivery of housing and employment land and if any further mitigation is required which may necessitate further work to be carried out and/or changes to the plan.

I note that you are seeking guidance from Natural England (NE) and it would assist me if the Council and NE could prepare a short Statement of Common Ground dealing with this matter.

Please let me know a timescale for your response on this matter.

## **Errors in local plan policies maps**

I note the Council's proposed approach to the changes to the policies map and would comment as follows:

### *Bere Regis*

I understand the proposed change to the policies map to be fairly significant when compared to the policies map at submission stage and at MMs stage.

The policies map as currently drafted, together with policies in the plan, would seem to prevent the delivery of at least one of the allocated housing sites in Bere Regis. As such, I would be unable to find the plan sound on the basis of either the submission policies map or that published with the MMs. The policies map therefore needs amending to allow the plan to be found sound.

I note that only one representation was received in relation to the settlement boundary during the examination of the neighbourhood plan. However, I cannot be certain that increasing the size of the settlement delineated on the policies map to match that shown in the neighbourhood plan, which is a fairly significant difference, would not result in further representations.

I therefore consider that consultation will be required on these policies map changes.

### *Wareham:*

This change was required for soundness as the Post Hearings Note (PHN) sets out that exceptional circumstances does not exist for the release of the identified site from the Green Belt. The PHN clearly sets out that a change to the policies map is required but this has not been carried out in its entirety and part of that site remains removed from the Green Belt. In order to ensure that the plan can be found sound in relation to this Green Belt release, the policies map needs to be amended and consultation will be required on this proposed change.

Although the policies map is not a DPD, it is a geographical illustration of the policies in the plan. I am unable to find the plan sound if the geographical representation of the policies is not correct as this would make the plan undeliverable in respect of those policies. Accordingly, the policies map needs to be changed to reflect the policies and I consider that consultation on these changes is required.

Please advise me of the timescale for carrying out this consultation.

### **Five-year housing land supply**

I note that the Council is intending to update its five-year housing land supply report. I would be grateful for a timescale for this in order that I may consider whether its submission can be accepted.

I should point out at this stage that any further substantial information received on housing land supply may need to be the subject of further consultation and may necessitate a further hearing session.

### **Examination website**

There are various sub-sections to the Purbeck Local Plan website and not all of these are being kept up to date with the latest information. This could lead to confusion and to interested parties not being kept informed of the updated position.

To remedy this can the Council please ensure that your letter dated 4<sup>th</sup> April and this response are both placed on the 'latest news' section of the website as soon as possible. It is helpful if the latest information is placed at the top of the page.

The 'Purbeck Local Plan Examination' sub-section of the website also has a heading entitled 'Examination latest news' but this is not up to date. Please can the Council ensure that this section of the website makes clear that it does not include the latest information and insert a link from this section to the 'latest news' section.

### **Responses to the Further Main Modifications**

I am still awaiting the Council's responses to the matters raised during the consultation on the Further Main Modifications. Please set out an updated timescale for receipt of this information.

Please respond to this letter setting out the requested timescales by 19<sup>th</sup> April 2022.

*Susan Heywood*

INSPECTOR