

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

Inspectors' response to recent Council updates on nutrient neutrality and housing land supply, including outstanding matters.

Inspectors' response to Council's request to modify Policy I6.

Further to our previous letters dated 19 August and 7 September 2022, we thank the Council for submission of the following information:

- Technical Paper – nutrient neutrality and housing land supply / delivery, dated 2 September 2022;
- Council update on 5-year housing land supply, dated 7 October 2022;
- Update on Policy I6 – Wareham integrated health and social care, dated September 2022;
- Council's letter, dated 25 October 2022, updating us on the work being undertaken with regards to nutrient neutrality.

Nutrient neutrality

We thank the Council for the update included in the 25 October 2022 letter on the nutrient pollution issue. We are pleased to note that the Council is discussing with Natural England various options to address our concerns set out in our letter dated 7 September 2022. However, we await the Council's final response and agreement with Natural England before being in a position to set out our detailed response on this matter.

Can the Council please update us on the likely timescale for finalising this work and submitting a Statement of Common Ground?

We note that the Technical Paper set out the requirements for updated Habitats Regulation Assessment and Sustainability Appraisal to consider the issue of phosphorous pollution to Poole Harbour. The Technical Paper states that consultants were being appointed to undertake this work and to consider whether further changes would be needed to the Local Plan.

Can the Council please update us on the current position with this work and a likely timescale for completion?

Housing land

We thank the Council for the latest update on housing land supply and additional information dated 7 October 2022. In principle, the comments set out in Inspector Heywood's letter of 19 April 2022 regarding the 5-year supply of housing land and soundness of plans are still valid.

Once the Council has completed the additional work on nutrients set out above, we will need to consider the updated position of a 3.49 years' supply, the final position on the nutrients issue and the Morden Park issues, set out below, in determining the next steps for the examination.

Our letter of 19 August 2022 requested that the Council consider any necessary updates to local housing need calculations.

Can the Council please consider and respond with a recalculated local housing need figure using up to date figures if necessary.

Policies I5 and V2 (Morden Park)

We await the updated nutrient neutrality and housing land work before we can offer any definitive findings on Policies I5 and V2 (Morden Park), subject of the further hearing session in July 2022.

Nonetheless, following the announced delay to the publication of the Dorset Local Plan and the revised timeline for its adoption, it appears likely that there could be significant implications for the context within which the Interim Mitigation Strategy for Heathland Habitats Sites (2018/19 to 2023/24) was previously prepared and the extent to which housing delivery in the Local Plan can be supported by it. Therefore, without prejudice to any subsequent findings we may provide, could the Council please revisit Policies I5 and V2 now and advise us whether the Interim Mitigation Strategy needs to be updated to take account of the revised timetable for the Dorset Local Plan. In that context, the Council should also consider any reasonable options (including any further modifications should they be necessary) that could enhance the deliverability of the Suitable Alternative Natural Green Space (SANG) at Morden Park.

Other outstanding matters

In our letter of 19 August 2022, we asked the Council to consider the implications, if any, of nutrient pollution for the delivery of employment land.

Could the Council please consider whether there are any implications for the Plan and whether any further modifications may be needed?

Proposed modifications to Policy I6

We note the Council's suggested modifications to Policy I6 and the reasons for this. We will have regard to these suggested modifications, alongside the information requested above, in determining the next steps for the examination. We note and agree with the Council's intention to consult on these suggested modifications in due course. We would also

need to consider whether a further hearing session would be needed having regard to any consultation responses.

Further consultation

We note the matters for which the Council intends to undertake a further consultation. Once we have all of the information requested above, we will need to consider whether consultation and further hearing sessions would be required on matters relating to:

- Any changes to the Local Plan, HRA or SA as a result of the nutrients issue;
- The updated housing land supply position;
- Any further modifications to policies I5 and V2 following the hearing session in July 2022 and having regard to the additional work requested above.

We recommend therefore that the Council awaits instructions from us regarding the scope and timing of the consultation. We will liaise further with the Council on this matter once we have received all of the outstanding information requested in this letter.

Action Requested

Please prioritise the above requests as a matter of urgency and seek the completion of the requested work by not later than **18 November 2022** if possible, or otherwise inform us of any potential delay and revised timetable.

If there are any procedural or other questions arising from this correspondence, the Council should contact us via the Programme Officer.

We are not inviting, and do not envisage accepting, any comments or additional evidence from other examination participants at this stage.

Susan Heywood & Gareth Wildgoose

INSPECTORS

1 November 2022