

# Purbeck Local Plan

## Review 2019

### Correspondence to Representors

	<b>Date</b>	<b>Description</b>	<b>Reference Number</b>
1	26 March 2019	Initial Representor letter	cor01-2019-03-26
2	5 April 2019	Inspector's letter to Council	cor02-2019-04-05
3	12 April 2019	Council's response to Inspector's letter	cor03-2019-04-12
4	10 May 2019	Email to Representors (who wish to participate)	cor04-2019-05-10
5	10 May 2019	Email to Representors (who did not wish to participate)	cor05-2019-05-10
6	10 May 2019	Letter to Representors (who wish to participate)	cor06-2019-05-10
7	10 May 2019	Letter to Representors (who did not wish to participate)	cor07-2019-05-10
8	10 May 2019	Inspector's Draft programme v1	cor08-2019-05-10
9	30 May 2019	Inspector's Draft programme v2	
10	10 May 2019	Inspector's Guidance Note Final	cor09-2019-05-10
11	10 May 2019	Inspector's Matters, Issues & Questions Final	cor10-2019-05-10
12	14 May 2019	Council's letter to Representors	cor11-2019-05-14
13	14 May 2019	2 <sup>nd</sup> Email to Representors (who did not wish to participate)	cor12-2019-05-14
14	14 May 2019	2 <sup>nd</sup> Letter to Representors (who did not wish to participate)	cor13-2019-05-14
15	18 June 2019	Email to Representors to confirm still wish to attend hearing session	cor14-2019-06-18
16	27 June 2019	Email to Representors with additional matter E submission	cor15-2019-06-27
17	28 June 2019	Email to Representors with August hearing sessions programmes	cor16-2019-06-28
18	9 July 2019	Email to Representors for Matters A-D with Council's actions schedule	cor17-2019-07-09
19	17 July 2019	Email to Representors advising revision to hearing sessions & venue	cor18-2019-07-17
20	17 July 2019	Email to Representors with hearing dates clarification	cor19-2019-07-17
21	17 July 2019	Letter to Mr Clark advising revision to hearing sessions & venue	
22	19 July 2019	Email to Representors for Matter E with revised programme	cor20-2019-07-19
23	23 July 2019	Email to Representors with revised August hearing sessions programmes	cor21-2019-07-23
24	23 July 2019	Letter to Mr Clark with revised August hearing sessions programmes	
25	25 July 2019	Email to Representors for Matter A Issue 5 with Council document	cor22-2019-07-25
26	31 July 2019	Email to Representors for Matters A-D regarding PPG	cor23-2019-07-31
27	31 July 2019	Email to Representors for Matters E-I regarding PPG	cor24-2019-07-31
28	1 August 2019	Email to Representors for Matters E-I with link to PPG	cor25-2019-08-01
29	1 August 2019	Email to Representors for Matters A-D with link to PPG	cor26-2019-08-01

30	1 August 2019	Email to Representors advising of further Council documents	cor27-2019-08-01
31	2 August 2019	Email to Representors with final August hearing sessions programmes	cor28-2019-08-02
32	2 August 2019	Email to Representors with further Council documents	cor29-2019-08-02
33	2 August 2019	Letter to Mr Clark with August hearing sessions programmes	cor32-2019-08-02
34	7 August 2019	Email to Participants for Matter H with revised hearing session programme	cor30-2019-08-07
35	12 August 2019	Email to Participants with Council's additional documents table & deadline for further comments	cor31-2019-08-12
36	13 August 2019	Letter to Representors with Council's additional table & deadline for further comments	cor33-2019-08-13
37	15 August 2019	Email to Representors with resumed hearing dates & Council's actions schedule	cor34-2019-08-15
38	15 August 2019	Letter to Representors with resumed hearing dates & Council's actions schedule	cor35-2019-08-15
39	20 August 2019	Email to Representors advising of admin error on previous email	cor36-2019-08-20
40	16 September 2019	Email to Representors with revised document SD87	cor37-2019-09-16
41	17 September 2019	Letter to Mrs Palmer to confirm now participating	
42	24 September 2019	Email to Representors with October hearing sessions programmes	cor38-2019-09-24
43	2 October 2019	Email to Representors with 2 new Council documents	cor39-2019-10-02
44	3 October 2019	Email to Representors to confirm attendance	cor40-2019-10-03
45	3 October 2019	Email to Representors with 1 new Council document	cor41-2019-10-03
46	8 October 2019	Email to Representors with final October hearing sessions programmes	cor42-2019-10-08
47	10 October 2019	Email to Representors with new indexed documents submitted during October hearing sessions	cor43-2019-10-10

cor01-2019-03-26

Date: 26 March 2019



Dear Representor,

**Introduction of Programme Officer for the Examination of the Purbeck Local Plan (2018-2034) (Local Plan) and Community Infrastructure Levy (CIL) Charging Schedule**

I am writing to introduce myself as the Programme Officer for the examination of the Local Plan and the CIL Charging Schedule. I have been appointed to assist the Inspector, Beverley Doward BSc, BTP, MRTPI with all aspects of the examination and my contact details are set out above. An essential part of my role is to communicate with those who have made representation(s) on the plan and to act as a channel of communication between representors, the Council and the Inspector. The Inspector is not able to communicate directly with representors or the Council except in the hearings sessions.

The Inspector is currently appraising the Local Plan along with all the associated submission documents and the representations submitted at the Regulation 19 stage. I will be in contact again when I am able to give you further information on the examination process and key dates. However, it is likely that the hearings part of the examination of the Local Plan will take place during July this year. The CIL Charging schedule will be examined after the Local Plan so the hearing sessions on the examination of the CIL are likely to be later in the summer/early autumn.

In due course I will be issuing a Guidance Note from the Inspector which will outline the administrative arrangements for the examination of the Local Plan, its general procedures and to answer some questions and concerns you may have about the process and potential participation in an examination hearing session.

All information relating to the examination is available on the examination webpages for Purbeck District Council on the Dorsetforyou website and can be accessed via the link below. The best way to keep in touch with the progress of the examination is to check the Local Plan Review webpage <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/local-plan-review-purbeck.aspx>

If you would prefer not to receive any further information on the examination, please let me know and I will remove your details from the notification list.

I am your point of contact throughout the examination process, and if you have any queries at any stage of the examination please do not hesitate to contact me and I will be happy to help.

Yours faithfully

**Helen Nolan (Miss)**  
**Programme Officer**  
**Purbeck District Council**

**Direct Dial: 07773 615820**

**Email: [plp.programmeofficer@purbeck-dc.gov.uk](mailto:plp.programmeofficer@purbeck-dc.gov.uk)**

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

### **Inspector's Initial Observations and Questions**

I have been appointed to examine the Purbeck Local Plan (2018-2034) (Local Plan) and have received the submitted Plan and supporting material. I have made some progress with my initial preparatory work and I am seeking clarification from the Council, as authors of the plan, on a number of initial observations/questions in order to help facilitate the examination process.

I would be grateful if the Council would provide a response to these by 12 April 2019.

### **Revised National Planning Policy Framework (NPPF)/Planning Practice Guidance (PPG)**

On 19 February 2019 Government published its response to the Technical consultation on updates to national planning policy and guidance. The Government Response has resulted in the publication of an updated revised NPPF (February 2019) and updated PPG. I would be grateful for the Council's view on the implications, if any, of the revisions to the NPPF and PPG for the examination of the Purbeck Local Plan.

### **Duty to Cooperate**

A draft Statement of Common Ground (SoCG) on the Duty to Cooperate (SD10) has been provided with the submission documents and was made available on the Council's website at the time that the Pre-Submission Draft plan was published for Regulation 19 comments (22 Oct to 3 December 2018). It is understood that a final SoCG has now been approved by all parties and that the final signed version of the document is likely to be available shortly. I would be grateful for receipt of this document as soon as possible.

It is also understood that in the light of the recent local government reorganisation in Dorset, it is likely that there will need to be a very early review of the final SoCG. Please ensure that I am kept informed of any review of the SoCG and any likely implications of that for the examination.

### **Proposed modifications**

The Council has produced a schedule of proposed modifications to the Purbeck Local Plan pre-submission draft (2018) (SD14). It would be helpful if, at this early stage, the Council would indicate which, if any, of the proposed changes it considers are Main Modifications (MMs) and which it considers are Additional Modifications (AMs). Any further proposed changes should be similarly categorised. Definitions of MMs and AMs are given in sections 20 and 23 of the *Planning and Compulsory Purchase Act 2004*, as amended. MMs are those which are needed to make the plan legally-compliant and sound (s20(7C) & s23(2A)(b)). AMs are those which (taken together) do not materially affect the policies in the plan (s23(2)(b) & (3)(b)).

## **Hearings**

It is currently anticipated that the Hearing part of the examination of the Local Plan will commence in July. Please note that the Council will need to ensure that the start date of the Hearing sessions is notified at least 6 weeks in advance of the start of the sessions. I will circulate a paper setting out the Matters, Issues and Questions, a Guidance Note and a draft Hearings programme in due course. The examination is based on the identified Matters, Issues and Questions and not driven by the representations.

*Beverley Doward*  
INSPECTOR

Date: 5 April 2019



**Planning & Community Services**

Westport House, Worgret Road, Wareham, BH20 4PP

☎ 01929 556561

🌐 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Beverley Doward, Inspector  
c/o Helen Nolan, Programme Officer  
Dorset Council  
Westport House  
Worgret Road  
Wareham  
Dorset  
BH20 4PP

**Date:** 12 April 2019

**Ref:** PLP-exam-1

**Contact:** Anna Lee

☎ (01929) 557339

✉ [anna.lee@dorsetcouncil.gov.uk](mailto:anna.lee@dorsetcouncil.gov.uk)

Dear Ms Doward,

**Examination of the Purbeck Local Plan – Inspector’s Initial Observations and Questions, 5 April 2019**

Thank you for your letter dated 5 April setting out initial observations and questions in relation to the Purbeck Local Plan. I have responded to each of the questions in turn below.

**Revised National Planning Policy Framework (NPPF) / Planning Practice Guidance (PPG)**

In February 2019 the Government published an updated revised NPPF and updated PPG. The revisions included confirmation in the PPG that 2014-based household projections should be used to provide the demographic baseline when applying the standard method of calculating housing need. The Purbeck Local Plan provides for an identified local housing need of 168 homes per year. This local housing need was calculated using 2014-based household projections, as set out in the Strategic Housing Market Assessment (SHMA) Update for Purbeck (SD20). As such, the Council considers that the calculation of the local housing need is in line with the revised PPG.

In addition to the updated PPG on local housing need, minor updates were made to the NPPF in relation to housing land supply, the definition of deliverable sites, and appropriate assessment for habitats sites. The Council will take account of the NPPF updates on housing land supply and the definition of deliverable sites in its updated five year housing land supply assessment for Purbeck, which is currently in preparation. However, these updates are not considered to have any material impact on the overall policy intent in the Purbeck Local Plan. The NPPF update in relation to habitats sites clarifies circumstances in which the presumption of sustainable development does not apply, and does not have any implications for the Purbeck Local Plan.

In summary, the Council considers that the February 2019 updates to the NPPF and PPG do not have any implications for the examination of the Purbeck Local Plan.

**Duty to Cooperate**

The Council anticipates that the final signed version of the Statement of Common Ground on the Duty to Cooperate will be available shortly, and will submit this document as soon as it is available.

**Proposed modifications**

The Council considers the Purbeck Local Plan to be sound as submitted. Notwithstanding this, the Council prepared the Schedule of possible modifications (SD14) to aid the examination in terms of



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being clear where the Council would be receptive to making changes to the submitted plan. At this stage, the Council considers that all these possible changes would be 'main modifications' should the Inspector be minded to recommend that the changes are made.

Yours sincerely



**Anna Lee**

Planning Policy Manager

plp.programmeofficer

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**Subject:** FW: Purbeck Local Plan Review  
**Attachments:** Matters Issues and Questions final - Purbeck Local Plan.pdf; Guidance Note final - Purbeck Local Plan.pdf; Draft Programme (V1) - Purbeck Local Plan.pdf

**Switch-MessageId:** f07d010bdefd4c88ad23f0cf5ebaa3e3

**From:** plp.programmeofficer  
**Sent:** 10 May 2019 13:50  
**Subject:** Purbeck Local Plan Review

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email & attachments.

Beverley Doward BSc, BTP, MRTPI, the Inspector, will conduct a series of Hearings as part of the Examination of the Local Plan. The Hearings will take place at Dorset Council, Westport House, Worgret Road, Wareham, BH20 4PP & are scheduled to begin at **10.00am** on **Tuesday 2<sup>nd</sup> July 2019**. A second week is scheduled at the same venue at **9.30am** on **Tuesday 6<sup>th</sup> August 2019**.

The Inspector has drawn up a Guidance Note for the Examination, a Draft Programme & the Matters, Issues & Questions for consideration. These documents are attached & you are asked to give them your early attention.

As you indicated in your representation that you wished to take part in the Hearings, either for yourself or on behalf of another interested person or organisation, please let me know by 5pm on **Friday 24<sup>th</sup> May 2019** whether you no longer intend to do so.

Representations received in writing carry equal weight to any oral contributions made during the Hearing Sessions. For representors who do not wish to attend the Hearings or submit further written material, I can confirm that your original written comments will be considered by the Inspector throughout the Examination process.

Any further statements, whether electronic and/or in paper form, based on the Inspector's Matters, Issues & Questions should be sent to the Programme Officer by **5pm** on **Friday 7 June 2019**, please refer closely to **Appendix A – Format for Statements** of the Inspector's Guidance Note. No new evidence or documents should be submitted at the Hearings or afterwards unless specifically requested.

I will liaise with the Inspector to draw up a firm programme for the Hearings, including schedules of invited participants after 24 May 2019 and more detailed programme agendas will be available closer to the dates of the Hearings.

Please contact me if you need any further assistance.

Yours faithfully

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

07773 615820

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**Switch-MessageId:** ce3e165c23b546ac89f7fc02544b4015

**From:** plp.programmeofficer  
**Sent:** 10 May 2019 14:03  
**Subject:** Purbeck Local Plan Review

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cor06-2019-05-10

Programme Officer: Miss Helen Nolan  
Dorset Council  
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Worgret Road  
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**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

cor07-2019-05-10

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**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

## Examination of the Purbeck Local Plan

**Draft programme for Hearing sessions to be held on  
2 - 5 July 2019 and 5 - 9 August 2019**

**at**

**Dorset Council offices, Westport House, Worgret Road, Wareham,  
BH20 4PP.**

The programme should be read in conjunction with the list of Matters, Issues and Questions, which gives details of the main issues and questions to be discussed under each matter. It is subject to change and updated versions may be produced as the arrangements for the Hearings proceed. They will be available to view on the Examination website: : <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/local-plan-review-purbeck.aspx>

The participants indicated for each session are those respondents that requested an oral hearing at the Regulation 19 consultation stage. The reference number stated is the Consultee ID number. **Any participants who no longer wish to take part should contact the Programme Officer by 5pm on 24 May 2019.** Further information is provided in the Guidance Note from the Inspector.

### Tuesday 2 July 10.00am

**Inspector's opening announcements  
Procedural Matters  
Opening Statement by the Council**

**Followed by Matter A: Legal and Procedural Requirements**

Participants for Matter A: 1191253, 1191052, 1190735, 1190940, 1190127, 1190751, 1189766, 1188328, 1190589, 1188067, 1188796, 1191908, 1189887, 1191219, 1190032, 1192535, 1190568, 1187806, 1188089 and 1190024.

### Wednesday 3 July 9.30am

**Matter B: Housing Need and Requirement**

Participants for Matter B: 1191253, 1191052, 1191247, 1190127, 1189766, 996484, 1188470, 1188067, 1191216, 1191219, 1190568, 1191135, 1190247, 1191125, 1191181 and 1190024.

### Thursday 4 July 9.30am

**Matter C: Green Belt**

Participants for Matter C: 1187399, 1191249, 1188328, 1190589, 1188067, 1189740, 1191908, 1189887, 1191209, 1191218, 1190128 and 1190247.

**Thursday 4 July 2.00pm****Matter D: The Strategy for development**

Participants for Matter D: 1189766, 1190589, 1191253, 1187399, 1191052, 1190735, 1191247, 1190127, 1188470, 1188067, 1189887, 1190032, 1190865, 1191208, 1190247, 1191125, 1186981 and 1190993.

**Friday 5 July 9.30am**

**Reserve session in case of over-run and for Inspector site visits**

**Monday 5 August**

**Reserved for Inspector site visits**

**Tuesday 6 August 9.30am****Matter E: Housing**

Participants for Matter E: 1190940, 1191247, 1188631, 1190751, 1190181, 1189766, 1191249, 1190362, 996349, 1188328, 996484, 1190589, 1190241, 1191253, 1187399, 1191476, 1191052, 1189861, 1190735, 1192535, 1190851, 1190568, 1190032, 1185234, 1188797, 1191260, 1191216, 1191219, 1189956, 1190450, 1188470, 1191265, 1188067, 1188796, 1012997, 1101908, 1190836, 1191014, 1191181, 1190024, 1187112, 1190693, 1191125, 1190993, 1192742, 1191258, 1191218, 1190865, 1191272, 1190128, 1190180, 1191135, 1186981, 1188089, 1191856 and 1191208.

**Wednesday 7 August 9.30am****Matter F: Environment**

Participants for Matter F: 1190735, 1191247, 1188631, 1190751, 1189766, 996349, 1190241, 1188470, 1188067, 1191908, 1189887, 1190032, 1185234, 1187112, 1191258, 1190865, 1187806, 1190632, 1190693, 1191005, 1186981, 1188089 and 1191014.

**Thursday 8 August 9.30am****Matter G: Economy**

Participants for Matter G: 1190127, 996349, 1188328, 1190241, 1188470, 1185234, 1190993 and 1190858.

<b>Thursday 8 August 2.00pm</b>
<b>Matter H: Infrastructure</b>
Participants for Matter H: 1191052, 1190751, 996349, 1188328, 1190568, 1188470, 1191908, 1189887, 1191216, 1191219, 1185234, 1190289, 1190873, 1187806, 1190180, 1190693, 1190993, 1188089 and 1187112.

<b>Friday 9 August 9.30am</b>
<b>Matter I: Implementation, delivery and monitoring</b>
Participants for Matter I: 1191247, 1190450, 1188067, 1191908, 1186981 and 1190865.
<b>Any outstanding matters</b>
<b>Close of hearing sessions</b>
Participants: TBC

**Examination of the Purbeck Local Plan**

**Draft programme for Hearing sessions to be held on  
2 - 5 July 2019 and 5 – 9 August 2019**

**at  
Dorset Council offices, Westport House, Worgret Road, Wareham,  
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The programme should be read in conjunction with the list of Matters, Issues and Questions, which gives details of the main issues and questions to be discussed under each matter. It is subject to change and updated versions may be produced as the arrangements for the Hearings proceed. They will be available to view on the Examination website: : <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/local-plan-review-purbeck.aspx>

The participants indicated for each session are those respondents that requested an oral hearing at the Regulation 19 consultation stage. The reference number stated is the Consultee ID number. **Any participants who no longer wish to take part should contact the Programme Officer by 5pm on 24 May 2019.** Further information is provided in the Guidance Note from the Inspector.

**Tuesday 2 July 10.00am**

**Inspector's opening announcements  
Procedural Matters  
Opening Statement by the Council**

**Followed by Matter A: Legal and Procedural Requirements**

Participants for Matter A:

1191253 – **Catesby Estates Ltd/Ms Victoria Groves,**  
1191052 – **Ken Parke Planning Consultants/Mr Adam Bennett,**  
1190735 – **West Lulworth Parish Council/Mr Jon Davey,**  
1190940 – **The Purbeck Society/Mr Peter Bowyer,**  
1190127 – **Mr Robin Caudell,**  
1190751 – **Ms Helen Crow,**  
1189766 – **Mr Jon Davey,**  
1188328 – **Wareham Town Council Neighbourhood Plan Steering Group/Ms Jo Witherden,**  
1188067 – **Welbeck Land/Mr Stephen Sensecall (Carter Johns),**  
1188796 – **Miss Sarah Jackson,**  
1191908 – **Dr Andrew Langley,**  
1189887 – **Ms Clare Lees,**  
1191219 – **Westcoast Purbeck Ltd/Ken Parke Planning Consultants,**  
1190032 – **Mr Ronald Millington,**  
1192535 – **Ms Diana Parry,**  
1190568 – **Capt Malcolm Shakesby,**  
1187806 – **Mr Andrew Wilson,**  
1188089 – **Mr Peter Yarnold**  
1190024 – **Wyatt Homes (Upton & Lytchett Matravers)/Mr Peter Home**  
1192374 – **Mr Marc Couling-Easton**

<b>Wednesday 3 July 9.30am</b>
<b>Matter B: Housing Need and Requirement</b>
<p>Participants for Matter B:</p> <p>1191253 - <b>Catesby Estates Ltd/Ms Victoria Groves,</b>  1191052 - <b>Ken Parke Planning Consultants/Mr Adam Bennett,</b>  1191247 - <b>Pan Purbeck Action Group/Mr Peter Bowyer,</b>  1190127 - <b>Mr Robin Caudell,</b>  1189766 - <b>Mr Jon Davey,</b>  996484 - <b>Home Builders Federation Ltd/Mrs Sue Green,</b>  1188470 - <b>Moreton Parish Council/Mr Malcolm Hill,</b>  1188067 - <b>Welbeck Land/Mr Stephen Sensecall (Carter Johns),</b>  1191216 - <b>Ken Parke Planning Consultants/Mr Lloyd,</b>  1191219 - <b>Westcoast Purbeck Ltd/Ken Parke Planning Consultants,</b>  1190568 - <b>Capt Malcolm Shakesby,</b>  1191135 - <b>Halsall Homes/Mr Alex Cave,</b>  1190247 - <b>Bloor Homes Southern/Mr Andrew Elliott,</b>  1191125 - <b>Bellway Homes Ltd &amp; A &amp; F Baggs/Mr Mark Harris (Bidwells),</b>  1191181 - <b>Dudsbury Homes Ltd/Mr Nigel Jacobs,</b>  1190024 - <b>Wyatt Homes (Upton &amp; Lytchett Matravers)/Mr Peter Home (Turley)</b>  1192374 - <b>Mr Marc Couling-Easton</b></p>

<b>Thursday 4 July 9.30am</b>
<b>Matter C: Green Belt</b>
<p>Participants for Matter C:</p> <p>1187399 - <b>Mr Peter Anderson,</b>  1191249 - <b>Mr William Dechow,</b>  1188328 - <b>Wareham Town Council Neighbourhood Plan Steering Group/Ms Jo Witherden</b>  1190589 - <b>Wyatt Homes (Deans Drove, Lytchett Matravers)/Mr Nick Guildford,</b>  1188067 - <b>Welbeck Land/Mr Stephen Sensecall (Carter Johns),</b>  1189740 - <b>Mr Rob Holden/Mr Stephen Whale,</b>  1191908 - <b>Dr Andrew Langley,</b>  1189887 - <b>Ms Clare Lees,</b>  1191209 - <b>Ms Amanda Simmonds,</b>  1191218 - <b>Mrs Fiona Turner/Mr Martin Miller (Terence O'Rourke) ,</b>  1190128 - <b>Dr Cindy Wood,</b>  1190247 - <b>Bloor Homes Southern/Mr Andrew Elliott</b>  1192374 - <b>Mr Marc Couling-Easton</b>  1190180 - <b>The Charborough Estate/Mr Stephen Young</b></p>
<b>Thursday 4 July 2.00pm</b>
<b>Matter D: The Strategy for development</b>
<p>Participants for Matter D:</p> <p>1189766 - <b>Mr Jon Davey,</b>  1190589 - <b>Wyatt Homes (Deans Drove, Lytchett Matravers)/Mr Nick Guildford,</b></p>

1191253 - **Catesby Estates Ltd/Ms Victoria Groves,**  
 1187399 - **Mr Peter Anderson,**  
 1191052 - **Ken Parke Planning Consultants/Mr Adam Bennett,**  
 1190735 - **West Lulworth Parish Council/Mr Jon Davey,**  
 1191247 - **Pan Purbeck Action Group/Mr Peter Bowyer,**  
 1190127 - **Mr Robin Caudell,**  
 1188470 - **Moreton Parish Council/Mr Malcolm Hill,**  
 1188067 - **Welbeck Land/Mr Stephen Sensecall (Carter Johns),**  
 1189887 - **Ms Clare Lees,**  
 1190032 - **Mr Ronald Millington,**  
 1190865 - **Dr Anthony Warne,**  
 1191208 - **Pug Pit Ltd/Ms Catherine Knee,**  
 1190247 - **Bloor Homes Southern/Mr Andrew Elliott,**  
 1191125 - **Bellway Homes Ltd & A & F Baggs/Mr Mark Harris (Bidwells),**  
 1186981 - **Mr Bernard White**  
 1190993 - **The Moreton Estate/Mr Martin Miller (Terence O'Rourke)**  
 1190693 - **Lulworth Estate, Redwood Partnership, Mr A Jackson/Mr Andrew Fido**  
 1191250 - **Lytchett Matravers Parish Council/Mr Alf Bush**  
 1192374 - **Mr Marc Couling-Easton**

**Friday 5 July 9.30am**

**Reserve session in case of over-run and for Inspector site visits**

**Monday 5 August**

**Reserved for Inspector site visits**

**Tuesday 6 August 9.30am**

**Matter E: Housing**

Participants for Matter E:

1190940 - **The Purbeck Society/Mr Peter Bowyer,**  
 1191247 - **Pan Purbeck Action Group/Mr Peter Bowyer,**  
 1188631 - **Mr Toby Branston,**  
 1190751 - **Ms Helen Crow,**  
 1190181 - **Mr & Mrs Dunlop,**  
 1189766 - **Mr Jon Davey,**  
 1191249 - **Mr William Dechow,**  
 996349 - **Dorset County Council/Mr Richard Dodson,**  
 1188328 - **Wareham Town Council Neighbourhood Plan Steering Group/Mr David Evans,**  
 996484 - **Home Builders Federation Ltd/Mrs Sue Green,**  
 1190241 - **Wessex Water/Ms Ruth Hall,**  
 1191253 - **Catesby Estates Ltd/Ms Victoria Groves,**  
 1187399 - **Mr Peter Anderson,**  
 1191476 - **Residents of Glebe Road/Mr Alan Bagley,**

1191052 - **Ken Parke Planning Consultants/Mr Adam Bennett,**  
 1189861 - **Mr John Bickerton,**  
 1190735 - **West Lulworth Parish Council/Mr Jon Davey,**  
 1192535 - **Ms Diana Parry,**  
 1190851 - **Mr Michael Powley,**  
 1190568 - **Capt Malcolm Shakesby,**  
 1190032 - **Mr Ronald Millington,**  
 1185234 - **Mrs Rachel Palmer,**  
 1188797 - **Miss Josephine Parish,**  
 1191260 - **Mrs Samantha Lewis,**  
 1191216 - **Ken Parke Planning Consultants/Mr Lloyd,**  
 1191219 - **Westcoast Purbeck Ltd/Ken Parke Planning Consultants,**  
 1189956 - **Mrs Susan Marsh,**  
 1188470 - **Moreton Parish Council/Mr Malcolm Hill,**  
 1191265 - **Mr William Hill,**  
 1188067 - **Welbeck Land/Mr Stephen Sensecall(Carter Johns),**  
 1188796 - **Miss Sarah Jackson,**  
 1012997 - **Worth Matravers Parish Council/Mr Roger Khanna,**  
 1191908 - **Dr Andrew Langley,**  
 1190836 - **Mr Lawrence Legg,**  
 1191014 - **The Rempstone Estate/Mr Martin Miller (Terence O'Rourke),**  
 1191181 - **Dudsbury Homes Ltd/Mr Nigel Jacobs,**  
 1190024 - **Wyatt Homes (Upton & Lytchett Matravers)/Mr Peter Home ,**  
 1187112 - **Wool Flora & Fauna Group/Dr Anthony Warne,**  
 1190693 - **Lulworth Estate, Redwood Partnership, Mr A Jackson/Mr Andrew Fido,**  
 1191125 - **Bellway Homes Ltd & A & F Baggs/Mr Mark Harris (Bidwells),**  
 1190993 - **The Moreton Estate/Mr Martin Miller (Terence O'Rourke),**  
 1192742 - **Retirement Housing Consortium/Mr Alex Childs,**  
 1191258 - **Mr Graeme Tulley,**  
 1191218 - **Mrs Fiona Turner/Mr Martin Miller (Terence O'Rourke),**  
 1190865 - **Dr Anthony Warne,**  
 1191272 - **Mr Stuart Wilson,**  
 1190128 - **Dr Cindy Wood,**  
 1191135 - **Halsall Homes/Mr Alex Cave,**  
 1186981 - **Mr Bernard White**  
 1188089 - **Mr Peter Yarnold,**  
 1191856 - **Ms Collette Drayson**  
 1191208 - **Pug Pit Ltd/Ms Catherine Knee,**  
 1187806 - **Mr Andrew Wilson,**  
 1188986 - **Mr Anthony Hazell/Ms Jo Witherden**  
 1187487 - **Mr David John Clark**  
 1191015 - **Mrs Mandy Backhouse**  
 1191250 - **Lytchett Matravers Parish Council/Mr Alf Bush**  
 1190869 - **Flowers Valley Developments Ltd/Mr Matt Homes**  
 1190535 - **Ms Naomi Pickard**  
 1192374 - **Mr Marc Couling-Easton**

**Wednesday 7 August 9.30am**

**Matter F: Environment**

Participants for Matter F:

1190735 - **West Lulworth Parish Council/Mr Jon Davey,**  
 1191247 - **Pan Purbeck Action Group/Mr Peter Bowyer,**

1188631 - **Mr Toby Branston,**  
 1190751 - **Ms Helen Crow,**  
 1189766 - **Mr Jon Davey,**  
 996349 - **Dorset County Council/Mr Richard Dodson,**  
 1190241 - **Wessex Water/Ms Ruth Hall,**  
 1188470 - **Moreton Parish Council/Mr Malcolm Hill,**  
 1188067 - **Welbeck Land/Mr Stephen Sensecall (Carter Johns),**  
 1191908 - **Dr Andrew Langley,**  
 1189887 - **Ms Clare Lees,**  
 1190032 - **Mr Ronald Millington,**  
 1185234 - **Mrs Rachel Palmer,**  
 1187112 - **Wool Flora & Fauna Group/Dr Anthony Warne,**  
 1191258 - **Mr Graeme Tulley,**  
 1190865 - **Dr Anthony Warne,**  
 1190632 - **Dr Ian Wright,**  
 1190693 - **Lulworth Estate, Redwood Partnership, Mr A Jackson/Mr Andrew Fido,**  
 1191005 - **Kingfisher Resorts/Mr Ben Read (Black Box Planning),**  
 1186981 - **Mr Bernard White**  
 1188089 - **Mr Peter Yarnold,**  
 1191014 - **The Rempstone Estate/Mr Martin Miller (Terence O'Rourke)**  
 1192374 - **Mr Marc Couling-Easton**

**Thursday 8 August 9.30am**

**Matter G: Economy**

Participants for Matter G:

1190127 - **Mr Robin Caudell,**  
 996349 - **Dorset County Council/Mr Richard Dodson,**  
 1188328 - **Wareham Town Council Neighbourhood Plan Steering Group/Mr David Evans,**  
 1190241 - **Wessex Water/Ms Ruth Hall,**  
 1188470 - **Moreton Parish Council/Mr Malcolm Hill,**  
 1185234 - **Mrs Rachel Palmer,**  
 1190993 - **The Moreton Estate/Mr Martin Miller (Terence O'Rourke),**  
 1190858 - **Birchmere Ltd/Mr Matt Holmes (Chapman Lily)**  
 1188067 - **Welbeck Land/Mr Stephen Sensecall(Carter Johns),**

**Thursday 8 August 2.00pm**

**Matter H: Infrastructure**

Participants for Matter H:

1191052 - **Ken Parke Planning Consultants/Mr Adam Bennett,**  
 1190751 - **Ms Helen Crow,**  
 996349 - **Dorset County Council/Mr Richard Dodson**  
 1188328 - **Wareham Town Council Neighbourhood Plan Steering Group/Mr David Evans,**  
 1190568 - **Capt Malcolm Shakesby,**  
 1188470 - **Moreton Parish Council/Mr Malcolm Hill,**  
 1191908 - **Dr Andrew Langley,**  
 1189887 - **Ms Clare Lees,**  
 1191216 - **Ken Parke Planning Consultants/Mr Lloyd,**

1191219 - **Westcoast Purbeck Ltd/Ken Parke Planning Consultants,**  
1185234 - **Mrs Rachel Palmer,**  
1190873 - **Dr Angela Salter,**  
1190180 - **The Charborough Estate/Mr Stephen Young,**  
1190693 - **Lulworth Estate, Redwood Partnership, Mr A Jackson/Mr Andrew Fido,**  
1190993 - **The Moreton Estate/Mr Martin Miller (Terence O'Rourke),**  
1188089 - **Mr Peter Yarnold,**  
1187112 - **Wool Flora & Fauna Group/Dr Anthony Warne**  
1188067 - **Welbeck Land/Mr Stephen Sensecall(Carter Johns)**  
1192374 - **Mr Marc Couling-Easton**

**Friday 9 August 9.30am**

**Matter I: Implementation, delivery and monitoring**

Participants for Matter I:

1191247 - **Pan Purbeck Action Group/Mr Peter Bowyer,**  
1188067 - **Welbeck Land/Mr Stephen Sensecall (Carter Johns),**  
1191908 - **Dr Andrew Langley,**  
1190865 - **Dr Anthony Warne**

**Any outstanding matters**

**Close of hearing sessions**

Participants: TBC

## Examination of the Purbeck Local Plan (Local Plan)

### Guidance Note from the Inspector

#### Introduction

1. I am Ms Beverley Doward BSc BTP MRTPI, the Inspector appointed by the Secretary of State under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) to carry out the Examination of the Purbeck Local Plan (Local Plan).
2. The Programme Officer for the Examination is Miss Helen Nolan. She is an impartial officer for the purpose of the Examination, working under my direction. Miss Nolan can be contacted by telephone on **07773 615820**, by email at [plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk) or by post at **Purbeck Local Plan, Dorset Council, Westport House, Worgret Road, Wareham, BH20 4PP**.
3. The Programme Officer's main tasks are to liaise with all parties to ensure the smooth running of the Examination, to ensure that all documents received are recorded and distributed, to maintain the Examination library (mainly in electronic form) and to assist me with procedural matters. She is your first point of contact. During the progress of the Examination the Programme Officer will be in regular contact with participants and will provide updated versions of the Programme should circumstances change; these will also be published on the examination website. Participants are encouraged to maintain regular contact with the Programme Officer leading up to their appearance at a Hearings session and, where possible, to view the regularly updated programme on the Examination website: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/local-plan-review-purbeck.aspx>.
4. Participants who have concerns about ease of access in attending the Examination venue due to mobility issues, or have other concerns, should contact the Programme Officer as soon as possible so that full information can be provided. A location map of the venue can be viewed at: <https://www.dorsetcouncil.gov.uk/contact/westport-house-wareham.aspx>.
5. Any procedural questions or other matters that anyone wishes to raise with me prior to the Hearings should be made through the Programme Officer.

#### The Purpose and Scope of the Examination

6. The purpose of the Examination of the Local Plan is to determine whether it satisfies legal requirements under the 2004 Act and associated regulations, whether the Council has complied with the duty to co-operate and whether the Plan is sound. To be sound the Local Plan must be positively prepared, justified, effective and consistent with national policy.
7. The submission version of the Local Plan, which is the version that was published for consultation in October 2018, is the basis for the Examination although I note that the Council made some minor changes to the pre-submission version of the Plan before submitting it for examination such as to update the text to reflect the current stage of the Plan and to make some factual clarifications.
8. There are three possible outcomes to the Examination:

- the Council has complied with the duty to co-operate, the Plan satisfies legal requirements and it is sound;
  - the Council has not complied with one or more of the above requirements; or
  - the Council has complied with the duty to co-operate, but the Plan does not satisfy legal requirements and/or is not sound but could be made to be so by changes.
9. Following the close of the Hearings I will prepare a report for the Council. The report will deal only with broad issues and the focus will be on the soundness and legal compliance of the Plan, not on individual representations. It will be for the Council to make any arrangements for the publication of the report.
  10. At this stage there are only two means by which changes can be made to the Plan submitted for Examination:
    - (1) Main Modifications recommended by the Inspector; and
    - (2) Additional Modifications made by the Council on adoption.
  11. I can only recommend Main Modifications to rectify issues of soundness/legal compliance. Main Modifications are changes which, either alone or in combination with others, would materially alter the Plan or its policies. Any potential Main Modifications must be subject to consultation and in some cases further Sustainability Appraisal might also be needed.
  12. Additional Modifications are those changes which do not materially affect the policies in the Plan. They are made by the Council on adoption. The Council is accountable for any such changes and they do not fall within the scope of the Examination.
  13. The Council has identified a number of possible changes to the Plan (Document No: SD14). It has indicated that it considers that all these possible changes would be Main Modifications should I be minded to recommend that they are made. These will be considered as part of the examination. I would only be able to recommend Main Modifications if they are necessary to make the Plan sound.
  14. It is possible that further changes may be proposed during the Hearing sessions and I will ask the Council to keep an up to date schedule of all Main Modifications during the Examination.

### **The Programme for the Hearings and the Matters for Examination**

15. The Hearings part of the Examination will open at **10.00am** on **Tuesday 2 July 2019**. The Hearing sessions will be held on 2-5 July 2019 and 5-9 August at **Dorset Council offices, Westport House, Worgret Road, Wareham, BH20 4PP**. The Hearing sessions will focus on the Matters, Issues and Questions which I have identified, assisting me to produce a short, focused report. The Council's consultation statement and all representations received are available on its website.
16. My initial thoughts as to the Matters, Issues and Questions for discussion are detailed in the accompanying document. However, the precise Issues and Questions which need to be discussed at the Hearings may change, in the light of the submitted statements and any other evidence. Any comments on either the scope of my Matters, Issues and Questions or the accompanying draft programme should be sent to the Programme Officer by **20 May 2019**.

17. It is the responsibility of individual participants to check the progress of the Hearings either on the Examination website or with the Programme Officer, and to ensure that they are present at the right time.

### **Further statements based on Inspector's Matters, Issues and Questions**

18. Any representor may submit a further statement in support of their original representation in advance of the Hearings. However, if a further statement is submitted it should address only the Matters, Issues and Questions that I have identified and should be limited to those questions directly related to the scope of the original representation. There is no need to re-state points already made but neither should wholly new arguments or important information, which ought to have been provided during the consultation, be put forward. A separate statement should be provided for each Matter addressed.
19. Oral and written representations carry equal weight, therefore there is no requirement to submit a further statement and you may rely on your original representation if you wish to do so.
20. All statements, whether electronic and/or in paper form, should be sent to the Programme Officer by **5pm on Friday 7 June 2019**. No new evidence or documents should be submitted at the Hearings or afterwards unless specifically requested.
21. It would be helpful to me if statements focused on:
  - What part of the Plan is unsound?
  - Which soundness test of those set out in the National Planning Policy Framework (and detailed in paragraph 6 above) does it fail?
  - Why does it fail (probably summarising the key parts of your original representation)?
  - How can the Plan be made sound?
  - What is the precise change/wording that you are seeking?
22. Appendix A sets out the requirements for the presentation of all statements. Statements should be concise and focused. Any not conforming to the format and deadline will be returned. Please note the **3,000 word limit** and the requirement for **3 paper copies** of statements.
23. Statements are also required from the Council, setting out its responses to the Matters, Issues and Questions, explaining why it considers the Local Plan to be sound in these respects. Whilst there is no necessity to deal directly and in detail with all representations, the Council may wish to respond to any representations that it feels are of particular significance or concern. Because of this the Council's statements are not subject to the 3,000 word limit; nevertheless they should still be concise. In addition, its statements should be submitted within the same timescale as others.

If before the start of the Hearing sessions I raise any additional questions of the Council, these and any answers will be placed on the Examination website. If, as a result of these exchanges it becomes clear that certain matters are no longer in contention, the Hearings programme may be revised and participants advised accordingly.

## **Statements of Common Ground**

24. Statements of Common Ground, agreed between two or more Hearing participants, will be welcome where they would help to identify points not in (or remaining in) dispute, and so enable the Hearing sessions to concentrate on the key issues that need further discussion. At the very latest, Statements of Common Ground should be submitted by the published deadline together with the statements to which they are relevant.

## **The Hearing sessions**

25. The Hearing sessions will start at 10.00am on the first day and at 9.30am on subsequent days. The Hearing sessions will continue through the day with breaks as appropriate. Afternoon sessions will normally begin at 2.00pm and finish at about 5.00pm. Please inform the Programme Officer if you have any time constraints. The format will be that of a structured, focussed discussion which I will lead. Most Hearings will have a number of participants and will follow a round table format.
26. Representations received in writing carry equal weight to any oral contributions made during the Hearing Sessions. For representors who do not wish to attend the Hearings or submit further written material, I can confirm that your original written comments will be considered by me throughout the Examination process. For any representors who have requested to participate in the Hearings part of the examination but no longer intend to do so, I ask that you inform the Programme Officer **by 5pm on 24 May 2019**.
27. It is not necessary to attend the Hearings if you agree with the Council and support the Local Plan because the Council will effectively be representing your views. Only those who have made representations relevant to making the Plan sound or legally compliant have the right to participate and speak but the Hearings will be held in public and open to all those who wish to come and observe.
28. Before the Hearing sessions I will have read all the Statements submitted (by the deadline) in response to my questions. I will assume that all other participants will have read the relevant submissions. Those participating may bring professional advocates with them, although there will be no formal presentation of evidence or cross-examination. There will be opportunities for respondents to ask questions of the Council and other respondents, and vice versa. I will lead these discussions.
29. Please keep the Programme Officer informed about who will be speaking at the sessions. Agendas setting out the order of topics for discussion will be circulated in advance of the Hearing sessions. Generally, only one seat will be available at the table for each participant, but a hot-seating arrangement will be acceptable. Where a number of participants share similar viewpoints, it will be helpful if a spokesperson is appointed.
30. Only those seeking changes who have made representations relevant to the discussion of an issue at a Hearing session, and have indicated that they want to participate, will be allowed to speak.

## **Dealing with sites at the Hearing sessions**

31. Part of my task is to examine the soundness of the sites that are allocated for development in the Local Plan.

32. Those who have submitted representations to the effect that a site is unsound will be able to put their views to me at the Hearing session, if they have made a request to do so. The Council will have the opportunity to respond.
33. Sites that have been put forward for inclusion in the Local Plan, but not selected for allocation by the Council, are known informally as "omission sites". It is not part of my role to examine the soundness of omission sites, and, subject to the legal right to be heard, such sites will not normally be discussed in detail at the Hearing sessions.
34. Should the situation arise that additional site(s) are needed, for example because one or more of the allocated sites is found to be unsound, I will look to the Council in the first instance to decide which alternative site(s) should be brought forward for examination.

**Site visits and Close of the examination**

35. Insofar as I consider it necessary to my assessment of the soundness of the Plan I shall visit sites and areas referred to in the representations before, during or after the Hearing sessions. I will carry out site visits unaccompanied, except for any sites that can only be viewed adequately from private land, when I will need to be accompanied by representatives of the landowner and the Council. On any such accompanied site visits I will not hear additional evidence or arguments over the merits of the sites.
36. The Examination will remain open until my report has been submitted to the Council. However, once the Hearings are completed, no further information from any party can be given to me unless specifically requested.

*Beverley Doward*

INSPECTOR

10 May 2019

## Appendix A – Format for Statements

- A1. Statements should be no longer than is necessary to deal with the subject matter, and in any event must contain no more than **3,000 words** per matter. This limit will be strictly applied. Statements should address the issues and questions relevant to the content of your original representation. Any plans, diagrams or statistical tables should be attached as Appendices (see below).
- A2. All submissions should be succinct, whether main Statements or Appendices. They should avoid unnecessary detail and repetition of the original representation and should not duplicate or contain extracts from any publication already before the Examination, such as the evidence base and nationally available Government guidance, which may be among the Examination Documents on the Examination website – a paragraph or page reference will suffice. It is the quality of the reasoning that carries weight, not the bulk of the documents.
- A3. Electronic submission of statements is encouraged. This should be in Word or PDF format and should be emailed to the Programme Officer for the Examination website. In addition, **3 (three) paper copies** of statements are required.
- A4. Statements should be prepared on A4 sized paper, printed on both sides and **not bound** but just stapled. All written submissions should be **paginated** and have a **contents page**. Any photographs should be submitted in A4 format and should be clearly labelled and annotated.
- A5. Appendices should also have a contents page and be paginated throughout. Whilst the word limit does not include text in appendices, they should respect the aim of succinctness. Any supporting material should be limited to that which is essential and not contain lengthy extracts from any publication that is already before the Examination.
- A6. Separate statements should be provided for each Matter addressed, with the relevant Issue and Question numbers clearly identified.
- A7. All participants should adhere to the timetable for submitting Statements. Late submissions and additional material are unlikely to be accepted on the day of the relevant Hearing session since this can cause disruption and result in unfairness and might result in an adjournment of the Hearing. If material is not received by the deadlines detailed below, it will be assumed that you are relying on your original representations.
- A8. All Statements and any supporting material should be received by the Programme Officer by **5pm on Friday 7 June 2019**. This deadline refers to the receipt of both paper and electronic copies of statements. It is not sufficient to send an electronic copy by the deadline, to be followed by paper copies at a later time.

cor10-2019-05-10

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## **Examination of the Purbeck Local Plan (Local Plan)**

### **Inspector's Matters, Issues and Questions**

**Date: 10 May 2019**

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## **Introduction**

The Purbeck Local Plan (Local Plan) was submitted by Purbeck District Council in January 2019. From 1 April 2019 the Council structures in Dorset changed and Purbeck District Council, along with several other Councils, became part of the unitary authority known as Dorset Council.

The Local Government (Structural Changes) (Transitional Arrangements) (No.2) Regulations 2008<sup>1</sup> make provision for Local Plans, in the name of, and covering the same area as, local planning authorities that existed prior to the reorganisation date, in this case 1 April 2019, to continue to come forward until such time as a plan covering the whole unitary authority is adopted. The Regulations also indicate that the new unitary authority must adopt a plan covering the whole of its area within 5 years of the reorganisation date.

The introduction to the Purbeck Local Plan explains that the Plan sets out the approach and detailed policies for the whole of the area that was previously Purbeck District for the period up to 2034.

The Local Plan was submitted for examination on 28 January 2019. Accordingly, the policies of the National Planning Policy Framework (the Framework) published in July 2018 and subsequently revised in February 2019 apply for the purpose of the examination. The references to the Framework in the Matters Issues and Questions refer to the version of the Framework published in February 2019.

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<sup>1</sup> Statutory Instrument 2008/2867

<b>MATTER A</b>	<b>Legal Compliance and Procedural Requirements</b>
Issue 1: Duty to Co-operate	
<p>Q1. Did the Council comply with the Duty to Co-operate as required by section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) having regard to the advice contained in the National Planning Policy Framework (the Framework) and the Planning Practice Guidance (PPG)?</p> <p>Q2. (a) What strategic matters have been identified through the preparation of the Local Plan and what co-operation took place to resolve them?</p> <p>(b) Has the co-operation between authorities been constructive and proactive?</p> <p>Q3. Does the Council's Duty to Co-operate Compliance Statement [SD09] and the Statement of Common Ground (SoCG) [SD10a] demonstrate that the duty to co-operate has been met?</p> <p>Q4. In relation to housing, the Purbeck Local Plan states that it is seeking to meet the housing need for the area it covers in full. The SoCG [SD10a] indicates that at present the extent to which other areas in Dorset can meet their own needs is not fully understood, as the work on assessing potential development options in each area is at different stages. It indicates that there is a strong possibility that Bournemouth and Christchurch will be unable to meet their needs (Table 4 page 11) and that should this prove to be the case the local planning authorities are committed to work together to assess the potential for some or all of this need to be met within other authorities' areas and that this work will need to be informed by an appraisal of all reasonable options for the distribution of growth across Dorset, taking account of issues such as land availability, infrastructure capacity and development constraints.</p> <p>The SoCG [SD10a] also indicates that in relation to local authority areas adjoining Dorset the principal issue of unmet housing need is likely to arise from New Forest District.</p> <p>What are the implications of the above when considering whether or not the Council has met the duty to co-operate?</p>	
Issue 2: Local Development Scheme	
<p>Q1. Has the Plan been prepared in accordance with the Local Development Scheme (LDS) (February 2018) [SD11], including in terms of timing and content?</p>	
Issue 3: Public Consultation	
<p>Q1. Has consultation on the Plan been carried out in accordance with the Council's Statement of Community Involvement [SD05] and the requirements of the 2004 Act and the 2012 Regulations?</p> <p>Q2. Were adequate opportunities made available for participants to access and make comments on the Local Plan and other relevant documents?</p> <p>Q3. Were representations adequately considered?</p>	
Issue 4: Sustainability Appraisal	
<p>Q1. Has the Plan been subject to an appropriate Sustainability Appraisal (SA) as required by section 19(5) of the 2004 Act having regard to the requirements of</p>	

the European Directive on strategic environmental assessment and relevant national policy and guidance?

Q2. Have the likely environmental, social and economic effects of the Plan been adequately assessed?

Q3. Has the submitted Plan been tested against all reasonable alternatives where these exist, such as different options for the spatial strategy including the removal of land from the Green Belt and the distribution of development, particularly housing development?

#### Issue 5: Habitats Regulations

Q1. Is the Plan legally compliant with respect to the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations)?

Q2. Is the Habitats Regulation Appropriate Assessment included within the Habitats Regulation Assessment (HRA) [SD03] sufficiently robust at a plan level?

Q3. The conclusions of the HRA [SD03] indicates that the implications for European sites of the Pre-submission Local Plan have been assessed at both screening for likely significant effects and appropriate assessment stages. It indicates that the screening for likely significant effects screened all housing and employment allocations as likely to have a significant effect on European sites due to their proximity to the sites and the need for effective mitigation in line with the established strategic approaches for the Heaths and Poole Harbour. It also indicates that the appropriate assessment sections conclude that the mitigation adequately provides protection of the European sites but that there remain some risks that should be resolved at the development project HRA level in relation to preventing impacts in close proximity to European sites, particularly in relation to employment sites.

The Council is asked to confirm whether or not Natural England has indicated that it is content with the approach set out above and the overall conclusions and recommendations of the HRA?

#### Issue 6: Other Legal and Procedural Requirements

Q1. The Purbeck Local Plan was submitted for examination on 28 January 2019. What are the implications, if any, for the Plan of the February 2019 revisions to the Framework and PPG resulting from the Government response to the Technical consultation on updates to national planning policy and guidance?

Q2. The Local Plan indicates that all its policies are strategic. Is this justified and consistent with national policy?

Q3. Does the Local Plan propose any policy that will supersede a policy in a made neighbourhood plan? If so, has this been clearly identified?

Q4. Is the Local Plan in compliance with Section 19(1A) of the Planning and Compulsory Purchase Act 2004 which requires development plan documents (taken as a whole) to include policies designed to secure the development and use of land in a local planning authority's area to contribute to the mitigation of, and adaptation to, climate change?

Q5. Several policies of the Local Plan refer to a Supplementary Planning Document or other standalone document thereby apparently seeking to give development plan status to documents which have not been subject to the same process of

preparation, consultation and Examination. Would this comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulations)?

Q6. (a) Having regard to the provisions of the Local Government (Structural Changes) (Transitional Arrangements) (No.2) Regulations 2008, when is the wider plan for the new unitary authority, within which the area covered by the Purbeck Local Plan falls, intended to be brought forward?

(b) What, if any, are the implications of this for the examination of the Purbeck Local Plan and should the Purbeck Local Plan explain this?

<b>MATTER B</b>	<b>Housing Need and Requirement</b>
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Issue 1: Housing Need and Requirement (*Policy H1*)

Q1. The Inspector's Initial Questions [COR02-2019-04-05] sought comments from the Council on the implications, if any, of the revisions to the Framework and PPG made in February 2019 for the examination of the Purbeck Local Plan.

In its response [COR03-2019-04-12] the Council advised that, in so far as the revisions included confirmation in the PPG that 2014-based household projections should be used to provide the demographic baseline when applying the standard method of calculating housing need and given that the housing need of 168 homes per year indicated in the Local Plan was calculated using 2014-based household projections, as set out in the Strategic Housing Market Assessment (SHMA) Update for Purbeck [SD20], it considers that the calculation of housing need is in line with the revised PPG.

In the light of the above has the housing need figure of 168 homes per year indicated in the Local Plan been properly assessed having regard to the Framework and the standard methodology set out in the PPG, particularly in relation to:

- setting the baseline;
- the adjustment to take account of affordability; and
- capping the level of any increase?

Q2. The PPG indicates that there is an expectation that the standard methodology will be used to assess housing need and that the standard methodology is designed to address projected household growth and historic under-supply. In the light of this are there any exceptional circumstances to justify an alternative approach for calculating housing need to the standard methodology as set out in the PPG<sup>2</sup>?

Q3. The PPG indicates that the standard method for assessing housing need provides a minimum starting point in determining the number of homes needed in an area. It also indicates that that there may be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates<sup>3</sup>.

<sup>2</sup> PPG Reference ID: 2a-003-20190220

<sup>3</sup> PPG Reference ID: 2a-010-20190220

(a) Are there any circumstances to indicate that it might be appropriate to plan for a higher housing need figure in the area covered by the Purbeck Local Plan than the standard method indicates?

(b) Should the housing requirement figure indicated in policy H1 provide for further flexibility over and above that derived from the application of the standard methodology to calculate housing need?

Q4. Is there any evidence to indicate that the housing requirement figure should be set at a lower level than the standard methodology need figure due to constraints such as the Area of Outstanding Natural Beauty (AONB), Green Belt and/or protected habitats sites?

Q5. Is there any evidence of a need to provide for unmet housing needs from neighbouring areas in the area covered by the Purbeck Local Plan having particular regard to the SoCG [SD10a] which indicates that there is a strong possibility that Bournemouth and Christchurch will be unable to meet their needs and that in relation to local authority areas adjoining Dorset unmet housing need is likely to arise from New Forest District?

Q6. Is the second part of policy H1 which indicates that the Council will work with each of the existing six neighbourhood plan areas, and any emerging or future, neighbourhood plan groups to determine the housing requirement for the designated area consistent with national policy as set out in paragraph 65 of the Framework?

<b>MATTER C</b>	<b>Green Belt</b>
Issue 1: Green Belt	
<p>Q1. Is the in-principle need to review the Green Belt fully evidenced and justified, effective and consistent with national policy including paragraphs 136 and 137 of the Framework?</p> <p>Q2. Have exceptional circumstances been demonstrated to justify the alterations to the boundary of the Green Belt as proposed in the Plan to provide for housing development at Lytchett Matravers, Upton and Wareham and the Morden Park strategic alternative natural green space (SANG) and holiday park (<i>Policy 15</i>)?</p> <p>Q3. Is policy V2 (<i>Green Belt</i>) consistent with national policy in so far as it relates to the purposes of the Green Belt? If not, would the change to the policy (MM2) indicated in the schedule of possible modifications [SD14] ensure that it is consistent with national policy?</p> <p>Q4. Is the creation of suitable alternative natural greenspace (SANG) to offset the impact of removing land from the Green Belt at Lytchett Matravers and Wareham justified? If so, is the wording of policy V2 in relation to this matter sufficiently clear and robust as to be effective?</p>	

<b>MATTER D</b>	<b>The Strategy for development</b>
Issue 1: Spatial Strategy	
<p>Q1. Is the spatial strategy of the Plan justified, effective and consistent with national policy, in particular with respect to:</p> <ul style="list-style-type: none"> <li>• the identification and assessment of reasonable alternatives; and</li> <li>• the overall scale and distribution of development?</li> </ul> <p>Q2. Is the scale, type and distribution of development as set out in policy V1 (<i>Spatial strategy for sustainable communities</i>) justified, effective and consistent with the overarching vision and spatial strategy of the Plan?</p> <p>Q3. Should policy V1 refer to the role of small sites and windfall sites for housing in achieving the overarching vision regarding development in Purbeck?</p> <p>Q4. Policy V1 indicates that the Local Plan allocates sites for housing to deliver the Council’s vision for Purbeck. In doing so it refers to neighbourhood plan sites at Wareham and Bere Regis. Is such an approach consistent with national policy?</p> <p>Q5. How do the Neighbourhood Plan sites at Wareham (300 new homes including windfall) referred to in policy V1 relate to the Green Belt alteration proposed in this Plan at Wareham?</p> <p>Q6. Is the change to policy V1 (MM1) indicated in the schedule of possible modifications [SD14] necessary to ensure that the policy is effective?</p>	

<b>MATTER E</b>	<b>Housing</b>
Issue 1: Housing Allocations ( <i>Policy H4, Policy H5, Policy H6 and Policy H7</i> )	
<p>Q1. (a) Having regard to the fact that the issue of whether exceptional circumstances have been demonstrated to justify the alterations to the boundary of the Green Belt as proposed in the Plan to provide for housing development at Lytchett Matravers (<i>Policy H6</i>) and Upton (<i>Policy H7</i>) has been addressed above, are these allocations otherwise soundly based and are the allocations at Moreton Station/Redbridge Pit (<i>Policy H4</i>) and Wool (<i>Policy H5</i>) soundly based?</p> <p>(b) Was the identification process of the allocations at Moreton Station/Redbridge Pit (<i>Policy H4</i>), Wool (<i>Policy H5</i>), Lytchett Matravers (<i>Policy H6</i>) and Upton (<i>Policy H7</i>) robust, what factors were taken into account in the assessment process to determine the sites for allocation and was the assessment robust?</p> <p>Q2. Is there robust evidence to support the inclusion of two 65 bed care homes in the Plan (Moreton Station/Redbridge Pit (<i>Policy H4</i>) and Wool (<i>Policy H5</i>))?</p> <p>Q3. Is the requirement to explore opportunities for a community hub at Wool (<i>Policy H5</i>) justified?</p> <p>Q4. Are the assumptions regarding capacity of each of the allocations justified and based on available evidence?</p>	

- Q5. Is there robust evidence that the development of the allocations is viable and deliverable?
- Q6. (a) What are the assumptions about the scale and timing of supply and the rates of delivery?
- (b) Are the assumptions realistic?
- (c) What evidence is there to support the assumptions?
- NB. The Council is requested to produce a detailed spreadsheet setting out how many dwellings each site is expected to deliver in each year of the plan along with evidence to justify the delivery information it contains.
- Q7. (a) Are the policy criteria set out in the relevant policies justified and effective?
- (b) Is the change to policy H4 (*Moreton Station/Redbridge Pit*) (MM6) indicated in the schedule of possible modifications [SD14] necessary for the Plan to be sound?
- Q8. (a) Is there sufficient certainty that the necessary and suitable SANGs for the site allocations at Moreton Station/Redbridge Pit (*Policy H4*), Wool (*Policy H5*), Lytchett Matravers (*Policy H6*) and Upton (*Policy H7*) would be delivered?
- (b) Would the use of the site referred to in the Habitats Regulation Assessment [SD03] as suitable as a SANG to serve the site allocations at Wool (*Policy H5*) be consistent with national policy in relation to Ancient Woodlands?
- Q9. Is there an inconsistency between the wording of policy H1 (*Local housing requirement*) which indicates that 'Over the plan period of 2018 to 2034, at least 2,688 homes will be required .....' and the wording of policies V1, H4, H5, H6 and H7 when referring to the number of homes to be provided on each site?
- Q10. Is the wording in relation to the requirements of policies H4, H5, H6 and H7 sufficiently clear and effective for development management purposes having particular regard to paragraph 16 of the Framework?

Issue 2: Housing Land Supply (*Policy H2*)

- Q1. Is the distribution of housing as set out in policy H2 (*The housing land supply*) consistent with the overall spatial strategy?
- Q2. Is the housing land supply as set out in policy H2 likely to achieve delivery of the types of housing identified as being necessary in the SHMA [SD20 and SD21] and to be provided for through policy H9?
- Q3. Are the Wareham and Bere Regis Neighbourhood Plans capable of making the allocations relied upon by policy V1 and H2 of the Local Plan?
- Q4. Is there compelling evidence to indicate that 933 dwellings (35% of the housing land supply) will come forward from small sites next to existing settlements and windfall sites within existing settlements (except Wareham)?
- Q5. The housing background paper [SD19] indicates that the approach taken in the Plan not to allocate small sites but rather to include a small sites policy (policy

H8) is intended to allow greater flexibility and deliverability of suitable housing. Is this justified and is such an approach consistent with national policy as set out in paragraph 68 of the Framework?

Q6. How has flexibility been provided in terms of the potential supply of housing land?

Q7. In order to identify all components that make up the housing land supply should the Plan identify completions since the start of the plan period and commitments (dwellings with planning permission, or with a resolution to grant permission subject to a planning obligation)?

Q8. (a) Does the housing trajectory demonstrate realistically that the housing development, for which the Plan provides, will come forward within the Plan period?

(b) The change (MM4) indicated in the schedule of possible modifications [SD14] indicates the intention to update the housing trajectory graph to reflect the latest available information on delivery and phasing for allocated sites. What would be the effect of this? Is this necessary to ensure the Plan is sound?

NB. The Council is requested to address specifically the implications of this latest information on delivery and phasing for allocated sites.

### Issue 3: 5 Year Housing Land Supply

Q1. The Framework (paragraph 74) indicates that a five-year supply of deliverable housing sites, with the appropriate buffer can be demonstrated where it has been established in a recently adopted plan or in a subsequent annual position statement. Detailed advice on this process is set out in the PPG chapter *Housing and Economic Land Availability Assessment*<sup>4</sup> where it is described as 'confirming' the 5-year housing land supply.

The PPG indicates that if a Local Planning Authority wishes to use this process to confirm its five-year housing land supply it must indicate the intention to do so when publishing the plan for representations at Regulation 19 stage.

The Housing Background Paper [SD19] was published in October 2018 alongside the pre-submission draft of the Plan at Regulation 19 stage. It states that the five-year housing land supply will be demonstrated and tested through the examination process and then refreshed through an annual position statement. In the light of this:

(a) Is it robustly demonstrated that at adoption the Plan will deliver a 5-year housing land supply at adoption and that this can be maintained throughout the Plan period, calculated in accordance with national policy and guidance, taking account of past delivery performance and applying the appropriate 10% or 20% buffer?

(b) What is the current position with regard to housing supply?

(c) Is there a 5-year supply?

(d) How has this been calculated?

<sup>4</sup> PPG Reference ID: 3-049-20180913

Issue 4: Other housing policies (*Policy H3, Policy H8, Policy H9, Policy H10, Policy H11, Policy H12, Policy H13, Policy H14 and Policy H15*).

- Q1. (a) Are the specific requirements of policy H3 (*New housing development requirements*) justified, effective, likely to be viable and consistent with national policy?
- (b) Is the change to the policy (MM5) indicated in the schedule of possible modifications [SD14] necessary for the Plan to be sound?
- (c) Is the wording of the policy effective and sufficiently clear and precise for development management purposes having particular regard to paragraph 16 of the Framework?
- Q2. (a) What is the relationship between policy H8 (*Small sites next to existing settlements*) and the principle of policy H12 (Rural exception sites)?
- (b) Are the two policies (H8 and H12) mutually compatible?
- Q3. (a) Would policy H8 apply in settlements covered by an existing Neighbourhood Plan that includes housing allocations and if so, what are the implications of this?
- (b) Would this be consistent with national policy?
- Q4. (a) Are the specific requirements of policy H8 justified?
- (b) Does the policy sufficiently provide for the cumulative impact of homes on small sites to be considered?
- (c) Is policy H8 consistent with national policy in relation to limited infilling in villages in the Green Belt? If not, would the change (MM7) indicated in the schedule of possible modifications [SD14] ensure that it is consistent with national policy?
- (d) Is the wording of policy H8 sufficiently clear and effective for development management purposes having particular regard to paragraph 16 of the Framework?
- Q5. (a) Does policy H9 (*Housing mix*) provide enough clarity on how development proposals will be assessed in terms of the type and mix of housing?
- (b) Are the requirements of the policy particularly in relation to self-build plots and single storey homes justified by robust evidence, effective, likely to be viable and consistent with national policy?
- (c) Is the wording of policy H9 sufficiently clear and effective for development management purposes having particular regard to paragraph 16 of the Framework?
- Q6. (a) Is policy H10 (*Part M of the Building Regulations*) justified, effective and consistent with national policy?
- (b) In particular is the requirement of the policy for 10% of new homes on sites of 10 or more or a site area greater than 0.5 hectares to meet the optional technical standard of Category 2: accessible and adaptable homes justified and

consistent with national policy?

(c) Is the policy capable of being deliverable in all cases except where there are viability considerations?

- Q7. Are the requirements of policy H11 (*Affordable Housing*) justified by robust evidence, effective, likely to be viable and consistent with national policy including in respect of the threshold for the provision of affordable housing?
- Q8. Is policy H12 (*Rural exception sites*) justified, effective and consistent with national policy?
- Q9. Is policy H13 (*Rural workers homes in the countryside*) justified, effective and consistent with national policy? Is the definition of a rural worker set out in the supporting text (paragraph 180) justified?
- Q10. (a) Is policy H14 (*Second homes*) which seeks to restrict all new housing in the AONB, on small sites (as set out in policy H8) and on rural exception sites (as set out in policy H12) to homes that are occupied as a principal residence justified, effective and consistent with national policy?
- (b) Is the definition of a principal residence in the supporting text (paragraph 185) justified?
- (c) Is the amendment to the definition of a principal residence (MM8) indicated in the schedule of possible modifications [SD14] necessary for the plan to be sound?
- Q11. The housing background paper [SD19] indicates that there is a need for two additional pitches for gypsy and travellers (who meet the current planning definition). It also indicates that there is a need for four plots for travelling showpeople.
- The Local Plan does not make any allocations to meet the accommodation needs for gypsies and travellers or travelling showpeople but rather it proposes a criteria-based policy (Policy H15) (*Meeting the needs of gypsy, traveller and travelling show people*) for delivering pitches and plots on suitable sites which it indicates is intended to support delivery of a joint gypsy and traveller development plan document (DPD) that is being prepared with other Dorset Councils.
- (a) Does the approach set out in policy H15 conform with the expectations of the Planning Policy for Traveller Sites (August 2015)?
- (b) What is the status of the proposed DPD and how does it relate to the wider plan intended for the new unitary authority, within which the area covered by the Purbeck Local Plan falls?
- Q12. What provision is made in the Plan for the housing needs of people who are no longer included in the planning definition of gypsies, travellers and travelling showpeople?
- Q13. Is the Plan positively prepared, justified, effective and consistent with national policy in respect of meeting the accommodation needs of gypsies and travellers and travelling showpeople?

<b>MATTER F</b>	<b>Environment</b>
Issue 1: Environment Policies ( <i>Policy E1, Policy E2, Policy E3, Policy E4, Policy E5, Policy E6, Policy E7, Policy E8, Policy E9, Policy E10, Policy E11 and Policy E12</i> )	
<p>Q1. Is policy E1 (<i>Landscape</i>) effective and consistent with national policy particularly in respect of areas designated as an AONB, heritage coast and World Heritage Site?</p> <p>Q2. (a) Has the Plan had regard to the statutory duties in relation to designated heritage assets set out in Sections 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990?</p> <p>(b) Is the wording of policy E2 (<i>Historic Environment</i>) clear and justified having regard to these statutory provisions?</p> <p>(c) In so far as policy E2 relates to designated and non-designated heritage assets does the wording of the policy appropriately address heritage assets in the round and is it consistent with national policy?</p> <p>Q3. (a) Is policy E3 (<i>Renewable energy</i>) justified, effective and consistent with national policy?</p> <p>(b) Does criterion d of the policy comply with the requirements of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations)?</p> <p>Q4. Is policy E4 (<i>Assessing flood risk</i>) justified, effective and consistent with national policy?</p> <p>Q5. (a) Is policy E5 (<i>Sustainable drainage systems (SUDs)</i>) justified, effective and consistent with national policy?</p> <p>(b) Is the change (MM3) to the policy indicated in the schedule of possible modifications [SD14] necessary to ensure that the Plan is sound?</p> <p>Q6. (a) Is policy E6 (<i>Coastal change management areas (CCMAs)</i>) justified, effective and consistent with national policy?</p> <p>(b) The policy refers to the CCMAs being identified on the policies map. However, these do not appear to have been included on the version of the policies map submitted with the submission version of the Plan. Should they be?</p> <p>Q7. Are policies E7 (<i>Conservation of protected species</i>), E8 (<i>Dorset heathlands</i>), E9 (<i>Poole Harbour</i>) and E10 (<i>Biodiversity and geodiversity</i>) justified, effective, consistent with national policy and where relevant compliant with the requirements of the Habitats Regulations?</p> <p>Q8. Is policy E11 (<i>Development next to sewage treatment works and pumping stations</i>) justified and effective?</p> <p>Q9. (a) Does policy E12 (<i>Design</i>) incorporate appropriate measures to ensure good design in new developments?</p> <p>(b) Is the policy capable of effective implementation?</p>	

(c) Are the criteria of the policy sufficiently clear and effective for development management purposes having particular regard to paragraph 16 of the Framework?

<b>MATTER G</b>	<b>Economy</b>
Issue 1: Need and supply of employment land ( <i>Policy EE1 and Policy EE2</i> )	
<p>Q1. Is the evidence of the type and amount of employment land needed within the plan period robust and up-to-date?</p> <p>Q2. Is the approach taken in the Plan not to allocate any new employment sites but to retain and safeguard land at two strategic employment sites and a number of other identified employment sites for employment uses (defined as B1, B2 and B8 uses) justified, consistent with the overall spatial strategy and with national policy?</p> <p>Q3. Is policy EE1 (<i>Employment land supply</i>) positively prepared?</p> <p>Q4. (a) Is the scale and distribution of the sites (strategic employment sites and other identified employment sites) to be safeguarded in policy EE1 of the Plan justified?</p> <p>(b) Are the changes (MM9, MM10 and MM11) indicated in the schedule of possible modifications [SD14] necessary to ensure that it is justified?</p> <p>Q5. (a) Are the provisions of policy EE2 (<i>Planning for Employment</i>) justified, effective and consistent with national policy?</p> <p>(b) Are the changes (MM12 and MM13) to policy EE2 indicated in the schedule of possible modifications [SD14] necessary to ensure that the Plan is sound?</p>	
Issue 2: Town and Local Centres ( <i>Policy EE3</i> )	
<p>Q1. (a) Is policy EE3 (<i>Vibrant town and local centres</i>) which indicates that the Local Plan supports the provision of an additional 700sq. m (net) convenience retail floorspace justified? If so, is the delivery of that additional floorspace on the housing allocations at Moreton Station/Redbridge Pit (policy H4) and Wool (policy H5) justified?</p> <p>(b) For clarity and viability purposes should the policy indicate the extent of convenience floorspace to be provided on each of the allocations at Moreton Station/Redbridge Pit (policy H4) and Wool (policy H5)?</p> <p>Q2. Are the retail centres identified in policy EE3 justified and should the primary shopping areas of the town centres be identified?</p> <p>Q3. (a) Is that part of policy EE3 which relates to ground floor changes of use in town and local centres within Class A of the Use Classes Order justified, effective and consistent with national policy?</p> <p>(b) Is the wording of this part of the policy sufficiently clear and effective for development management purposes having particular regard to paragraph 16 of the Framework?</p>	

- Q4. Are the requirements of policy EE3 (criteria c, d and e) in relation to out of town retail proposals for main town centre uses justified, effective and consistent with national policy?
- Q5. Is that part of policy EE3 which relates to the loss of uses within Class A1, A2 and A3 or the loss of D1 and D2 uses justified, effective and consistent with national policy including paragraph 97 of the Framework?
- Q6. Is the change (MM14) to the supporting text of policy EE3 indicated in the schedule of possible modifications [SD14] necessary to ensure that the Plan is sound?

Issue 3: Tourism (*Policy EE4*)

- Q1. (a) Are the provisions of policy EE4 (*Supporting vibrant and attractive tourism*) justified, effective and consistent with national policy?
- (b) Is the wording of the policy sufficiently clear and effective for development management purposes having particular regard to paragraph 16 of the Framework?

<b>MATTER H</b>	<b>Infrastructure</b>
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Issue 1: Developer contributions (*Policy I1*)

- Q1. Is there robust evidence to demonstrate that the Plan's requirements, together with national standards, would not threaten the viability of development or put implementation of the Plan at risk?
- Q2. Is policy I1 (*Developer contributions to deliver Purbeck's infrastructure*) justified, effective and consistent with national policy in its provisions for ensuring that the infrastructure necessary to support development will be secured?
- Q3. In so far as developer contributions are intended to be sought through a mix of planning obligations secured through Section 106 agreements (S106) and the use of funds secured through the Community Infrastructure Levy (CIL), would the provisions of policy I1 ensure that there is no duplication between infrastructure or funds secured through Section 106 agreements and CIL receipts?
- Q4. For clarity should small sites as referred to in part b of the policy be defined?

Issue 2: Improving accessibility and transport (*Policy I2*)

- Q1. Are the provisions for improving accessibility and transport set out in policy I2 (*Improving accessibility and transport*) justified, effective and consistent with national policy?

Issue 3: Other infrastructure policies *Policy I3, Policy I4, Policy I5, Policy I6 and I7*)

- Q1. (a) Is policy I3 (*Green Infrastructure, trees and hedgerows*) robust and consistent with national policy?
- (b) Is the change (MM15) to the policy indicated in the schedule of possible modifications [SD14] necessary to ensure that the Plan is sound?

Q2. (a) Is policy I4 (*Recreation, sport and open space*) justified by robust evidence, effective and consistent with national policy including paragraphs 96 and 97 of the Framework?

(b) Is the change (MM16) to the supporting text of the policy indicated in the schedule of possible modifications [SD14] necessary to ensure the Plan is sound and would the change to the policy (MM17) comply with the Regulations having regard to Question 5 under Matter A (Legal Compliance and Procedural Requirements) Issue 6?

Q3. (a) Is policy I5 (*Morden Park strategic alternative natural green space (SANG) and holiday park*) justified, effective and consistent with national policy?

(b) Are the changes (MM18, MM19, MM20) to the policy and its supporting text indicated in the schedule of possible modifications [SD14] necessary to ensure that the policy is justified, effective and consistent with national policy?

Q4. Is policy I6 (*Wareham Integrated health and social care*) justified and effective?

Q5. Is policy I7 (*Community facilities and services*) justified and effective and is the modification (MM21) to policy I7 necessary to ensure the Plan is sound?

<b>MATTER I</b>	<b>Implementation, delivery and monitoring</b>
Issue1: Implementation and delivery	
Q1. Is policy IM1 ( <i>Tools for delivery – the Purbeck Local Plan implementation strategy</i> ) effective in its provisions to ensure the successful implementation of the Plan?	
Issue 2: Monitoring	
<p>Q1. Does the Plan make appropriate provision for monitoring the effectiveness of its implementation?</p> <p>Q2. Is the change (MM22) to the monitoring framework indicated in the schedule of possible modifications [SD14] necessary to ensure the Plan makes appropriate provision for monitoring the effectiveness of its implementation?</p>	



**Planning & Community Services**

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**Date:** 14 May 2019

**Ref:**

**Contact:** Anna Lee

☎ (01929) 557339

✉ [anna.lee@dorsetcouncil.gov.uk](mailto:anna.lee@dorsetcouncil.gov.uk)

Dear Representor

**Examination of the Purbeck Local Plan**

We are contacting you because you have made representation(s) on the pre-submission draft Purbeck Local Plan (2018-2034). Please take this letter as a notification for details of the hearings which will take place as part of the examination of the plan.

The Planning Inspector who has been appointed to carry out the examination is Ms Beverley Doward BSc, BTP, MRTPI. The hearings will take place at Dorset Council Offices, Westport House, Worgret Road, Wareham, BH20 4PP. The hearings have been organised for one week in July and one week in August 2019. The first set of the hearings are scheduled to begin at **10.00am on Tuesday 2<sup>nd</sup> July 2019**, and **9.30am** thereafter on **Wednesday 3<sup>rd</sup>, Thursday 4<sup>th</sup> and Friday 5<sup>th</sup> July 2019**. The second set of hearings, which will take place at the same venue, start at **9.30am on Tuesday 6<sup>th</sup> August, Wednesday 7<sup>th</sup>, Thursday 8<sup>th</sup> and Friday 9<sup>th</sup> August 2019**. A draft programme for the hearings (which outlines which matters will be discussed at each session), the key issues that the Inspector has identified for consideration at the hearings and a guidance note prepared by the Inspector have all been published on the Council's website.

Miss Helen Nolan has been appointed as the Programme Officer, to assist the Inspector in ensuring the smooth and efficient running of the examination process. She can be contacted by e-mail at [plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk), by post at Purbeck Local Plan, Dorset Council, Westport House, Worgret Road, Wareham, BH204PP or by telephone on 07773 615820.

Further information (including the hearing programme, key issues document and guidance note) about the examination is available on the Council's website at [www.dorsetcouncil.gov.uk/purbeck-local-plan-review](http://www.dorsetcouncil.gov.uk/purbeck-local-plan-review).

Yours sincerely



**Anna Lee**, Planning Policy Manager

**plp.programmeofficer**

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**Subject:** FW: Purbeck Local Plan Review  
**Importance:** High  
**Switch-MessageId:** 23e5c6eb88b54c118a1939d50a423356

**From:** plp.programmeofficer  
**Sent:** 14 May 2019 13:43  
**Subject:** Purbeck Local Plan Review  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email & attachments.

Further to my email dated 10 May 2019 only those who have made representations seeking to change the plan have a right to appear before, and be heard by, the Inspector. However, notwithstanding that you previously indicated that you did not wish to take part in the Hearings part of the examination in your representation, I confirm that if you have a right to be heard, and, in the light of the Inspector's Matter, Issues and Questions sent in my correspondence on 10 May 2019 you wish to exercise that right and have specific points you wish to contribute, you should contact me by 5pm on **Friday 24<sup>th</sup> May 2019** indicating the appropriate Matter and the session you wish to attend (see the draft Programme).

Please note that if you do not contact me by that date it will be assumed that you do not wish to appear and be heard and you will not be listed as a scheduled participant in the programme.

You should only request to be heard at a hearing session if you have made a relevant representation seeking a change to the plan. However, as indicated in the Inspector's Guidance Note the hearing sessions are open for anyone to observe.

Please contact me if you need any further assistance.

Yours faithfully

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

cor13-2019-05-14

Programme Officer: Miss Helen Nolan  
Dorset Council  
Westport House  
Worgret Road  
Wareham  
BH20 4PP

Tel: 07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

14 May 2019

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email & attachments.

Further to my letter dated 10 May 2019 only those who have made representations seeking to change the plan have a right to appear before, and be heard by, the Inspector. However, notwithstanding that you previously indicated that you did not wish to take part in the Hearings part of the examination in your representation, I confirm that if you have a right to be heard, and, in the light of the Inspector's Matter, Issues and Questions sent in my correspondence on 10 May 2019 you wish to exercise that right and have specific points you wish to contribute, you should contact me by 5pm on **Friday 24th May 2019** indicating the appropriate Matter and the session you wish to attend (see the draft Programme).

Please note that if you do not contact me by that date it will be assumed that you do not wish to appear and be heard and you will not be listed as a scheduled participant in the programme.

You should only request to be heard at a hearing session if you have made a relevant representation seeking a change to the plan. However, as indicated in the Inspector's Guidance Note the hearing sessions are open for anyone to observe. Please contact me if you need any further assistance.

Yours sincerely

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

plp.programmeofficer

---

**Subject:** FW: Purbeck Local Plan Review 2019 - Examination Hearing Sessions  
**Importance:** High  
**Switch-MessageId:** f5340ec387be49368fb459690fb52a96

**From:** plp.programmeofficer  
**Sent:** 18 June 2019 16:16  
**Subject:** Purbeck Local Plan Review 2019 - Examination Hearing Sessions  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email.

I am now liaising with the Inspector to draw up a firm programme for the Hearings scheduled to begin at Dorset Council, Westport House, Worgret Road, Wareham, BH20 4PP at **10.00am** on **Tuesday 2<sup>nd</sup> July 2019** & a second week scheduled at the same venue beginning at **9.30am** on **Tuesday 6<sup>th</sup> August 2019**.

As you indicated in your representation that you wished to take part in the Hearings, either for yourself or on behalf of another interested person or organisation, you have been included in the Draft Programme as requesting to attend & participate in the hearings sessions:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/draft-programme-updated-version-2-2019-05-30.pdf>

To assist me with the preparation of more detailed programme agendas and finalising the list of participants I would be grateful if you would review the Draft Programme using the link above & let me know by **10 am** on **Friday 21<sup>st</sup> June 2019** whether you still intend to take part in the Hearings. If you have concerns about ease of access in attending the Examination venue due to mobility issues, or have other concerns, please contact me as soon as possible so that full information can be provided.

Representations received in writing carry equal weight to any oral contributions made during the Hearing Sessions & for representors who now do not wish to attend the Hearings I can confirm that your original written comments will be considered by the Inspector throughout the Examination process.

Please contact me if you need any further assistance.

Yours faithfully  
**Helen Nolan**  
**Programme Officer**  
07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: Amended further representation from Retirement Housing Consortium (1192742)  
**Attachments:** matter-e-redacted-submissions-part2-updated-2019-06-26.pdf  
**Importance:** High  
**Switch-MessageId:** 7e017270d066425cb2e5a2b3b8aab9ec

**From:** plp.programmeofficer  
**Sent:** 27 June 2019 16:31  
**Subject:** Amended further representation from Retirement Housing Consortium (1192742)  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan for Matter E: Housing. If you submitted representations on behalf of others please ensure that you advise those concerned of this email.

The Retirement Housing Consortium (1192742) have asked for a document that was mentioned in their further submissions, but was omitted in the representations forwarded to me by the deadline of Friday 7 June, to be included.

The Inspector has agreed for this additional 1 page document, which is now the last page of the Retirement Housing Consortium's submission (page 112), to be added to the further submissions documentation for Matter E: Housing & it has been uploaded onto the website.

The updated Matter E: Housing part 2 – updated 26/06/19 document is attached for ease of reference.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

**plp.programmeofficer**

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**Subject:** FW: Final Programmes for the Purbeck Local Plan hearing sessions for Matters A, B, C & D  
**Attachments:** Final Programme Matter-A-Day-1.pdf; Final Programme Matter-B-Day-2.pdf; Final Programme Matter-C-Day-3-AM.pdf; Final Programme Matter-D-Day-3-PM.pdf; Final Programme Matter-D-Day-4-AM.pdf  
**Importance:** High  
**Switch-MessageId:** b4b15211927e4dee9e8502a918831cba

**From:** plp.programmeofficer  
**Sent:** 28 June 2019 13:40  
**Subject:** Final Programmes for the Purbeck Local Plan hearing sessions for Matters A, B, C & D  
**Importance:** High

Dear Representor

Please find attached the programmes for the hearing sessions on Tuesday 2 July – Friday 5<sup>th</sup> July.

Please check to ensure you are listed.

I am back in the office on Monday 1<sup>st</sup> July to deal with any further questions/queries then.

The Council Offices open at 8.45am & on the day of the hearing sessions there will be a member of the Customer Services Team with a signing in sheet & who can help & direct you to the Council Chamber where the hearing sessions will take place.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: Purbeck Local Plan Review - Council's actions schedule  
**Importance:** High  
**Switch-MessageId:** 400a5c1e06b84325be9f10c431d0d1c9

**From:** plp.programmeofficer  
**Sent:** 09 July 2019 14:25  
**Subject:** Purbeck Local Plan Review - Council's actions schedule  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Following the hearing sessions last week for Matters A-D please use the following link to the webpage with the uploaded document SD84 - Dorset Council's actions schedule July 2019. This is the final version of the document discussed with the Council & the Inspector at the end of the final hearing session on Friday 5 July 2019: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/local-plan-review-purbeck.aspx>

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: August Hearing Sessions Notification of amendments to scheduling & Change of Venue for Matter E: Housing

**Importance:** High

**Switch-MessageId:** 5c57a58f27ce4d7a9f9b8d92a79dd798

**From:** plp.programmeofficer

**Sent:** 17 July 2019 13:19

**Subject:** August Hearing Sessions Notification of amendments to scheduling & Change of Venue for Matter E: Housing

**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email.

The Inspector is now finalising the programmes for the hearing sessions in August & I am emailing to advise you of a change to the dates for the scheduling of Matter E: Housing & Matter F: Environment & also a change of venue for Matter E: Housing.

Due to the number of participants for Matter E: Housing the Inspector has now re-scheduled the hearing session over 2 days; Issues 1, 2 & 3 on Tuesday 5 August & Issue 4 on Wednesday 6 August & in order to ensure that participants can be adequately accommodated at the table there is also a change of venue on the 2 days for this matter **only to the Springfield Country Hotel, Grange Road, Wareham, BH20 5AL**. Please use the following link for details & directions to the Springfield Country Hotel: <https://thespringfield.co.uk/>

Matter F: Environment, which was originally scheduled for Wednesday 6 August, has now been re-scheduled to Friday 9 August morning session at 9.30am & Matter I: Implementation, delivery & monitoring is now re-scheduled on the same date with a new start time of 2.00pm.

Please contact me if you need any further assistance.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820

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**Subject:** FW: August Hearing Sessions Notification of amendments to scheduling & Change of Venue for Matter E: Housing  
**Importance:** High  
**Switch-MessageId:** 4ea8da9befe2441bb1c43e9cd6d19e04

**From:** plp.programmeofficer  
**Sent:** 17 July 2019 14:34  
**Subject:** FW: August Hearing Sessions Notification of amendments to scheduling & Change of Venue for Matter E: Housing  
**Importance:** High

Dear Representor

Please note that the week days listed in my email below are correct but the dates are not.

The hearing sessions for Matter E: Housing are Tuesday 6 August & Wednesday 7 August.

My apologies for the admin error.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

---

**From:** plp.programmeofficer  
**Sent:** 17 July 2019 13:19  
**Subject:** August Hearing Sessions Notification of amendments to scheduling & Change of Venue for Matter E: Housing  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email.

The Inspector is now finalising the programmes for the hearing sessions in August & I am emailing to advise you of a change to the dates for the scheduling of Matter E: Housing & Matter F: Environment & also a change of venue for Matter E: Housing.

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Please contact me if you need any further assistance.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

Programme Officer: Miss Helen Nolan  
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Westport House  
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Tel: 07773 615820

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17 July 2019

Dear Mr Clark

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am contacting you because you made representations on the Purbeck Local Plan. If you submitted representations on behalf of others please ensure that you advise those concerned of this email.

The Inspector is now finalising the programmes for the hearing sessions in August & I am emailing to advise you of a change to the dates for the scheduling of Matter E: Housing & Matter F: Environment & also a change of venue for Matter E: Housing.

Due to the number of participants for Matter E: Housing the Inspector has now re-scheduled the hearing session over 2 days; Issues 1, 2 & 3 on Tuesday 6 August & Issue 4 on Wednesday 7 August & in order to ensure that participants can be adequately accommodated at the table there is also a change of venue on the 2 days for this matter **only to the Springfield Country Hotel, Grange Road, Wareham, BH20 5AL**. Please use the following link for details & directions to the Springfield Country Hotel: <https://thespringfield.co.uk/>

Matter F: Environment, which was originally scheduled for Wednesday 7 August, has now been re-scheduled to Friday 9 August morning session at 9.30am & Matter I: Implementation, delivery & monitoring is now re-scheduled on the same date with a new start time of 2.00pm.

Please contact me if you need any further assistance.

Yours sincerely

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

**plp.programmeofficer**

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**Subject:** FW: Change to Matter E programme  
**Importance:** High  
**Switch-MessageId:** e7ece2bbce444544a0e5027dfc5f32c3

**From:** plp.programmeofficer  
**Sent:** 19 July 2019 12:02  
**Subject:** Change to Matter E programme  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Further to my earlier email this week and due to unforeseen circumstances the Inspector is looking to include Issue 4, Q1, Q5 & Q7 **only** on the programme for Tuesday 6 August.

The Inspector has asked me to contact you as you are scheduled to participate in the discussions on at least one of these questions which we now would like to be discussed directly after Issue 1 on Tuesday 6 August.

Once the discussion on these 3 questions is concluded, and if you are not listed for Issues 2 & 3, you will be able to leave proceedings & return on Wednesday 7 August for the rest of the questions for Issue 4.

Please contact me if you have any problem with attending this adjustment to the hearing schedule for Matter E: Housing on Tuesday 6 August?

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: Final Revised Programmes for August Hearing Sessions  
**Attachments:** final-programme-Matter E-Day-1-2019-07-23.pdf; final-programme-Matter E-Day-2-2019-07-23.pdf; final-programme-Matter-G-Day-3AM-2019-07-23.pdf; final-programme-Matter-H-Day-3PM-2019-07-23.pdf; final-programme-Matter-F-Day-4AM-2019-07-23.pdf; final-programme-Matter-I-Day-4PM-2019-07-23.pdf

**Importance:** High

**Switch-MessageId:** 2979050b19c341d699156da0ff7097a6

**From:** plp.programmeofficer  
**Sent:** 23 July 2019 12:28  
**Subject:** Final Revised Programmes for August Hearing Sessions  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached the Inspector's Final Programmes for the August hearing sessions with a list of participants under each Issue.

Further to my earlier email last week and, due to unforeseen circumstances, it became necessary for the Inspector to bring forward the discussion on Matter E: Housing, Issue 4, Q1, Q5 & Q7 **only** & this has been included on the programme for Tuesday 6 August. These questions will be discussed directly after Issue 1 and the remainder of the discussion for Issue 4 will take place on Wednesday 7 August.

Once the discussion on these 3 questions is concluded and, if you are not listed for Issues 2 & 3 on Tuesday 6 August, you will be able to leave proceedings & return to participate in the hearing session on the remaining questions for Issue 4 on Wednesday 7 August.

I would again just confirm that in order to ensure that participants can be adequately accommodated at the table there is also a change of venue on the 2 days for Matter E **only to the Springfield Country Hotel, Grange Road, Wareham, BH20 5AL**. Please use the following link for details & directions to the Springfield Country Hotel: <https://thespringfield.co.uk/>

Matter F: Environment has been re-scheduled to Friday 9 August starting at 9.30am & Matter I: Implementation, delivery & monitoring has been moved to a 2.00pm start on Friday 9 August.

Matter G: Economy & Matter H: Infrastructure hearing sessions remain exactly the same, Matter G starting at 9.30am on Thursday 8 August & Matter H starting at 2.00pm on Thursday 8 August.

Please contact me if you know no longer wish to take part in the hearing sessions & I can update my records accordingly.

Yours faithfully  
**Helen Nolan**  
**Programme Officer**  
07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

## 2019-07-23-letter-with-hearing-session-programmes

Programme Officer: Miss Helen Nolan  
Dorset Council  
Westport House  
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Wareham  
BH20 4PP

Tel: 07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

23 July 2019

Dear Mr Clark

### Re: Examination of the Purbeck Local Plan (Local Plan)

Please find attached the Inspector's Final Programmes for the August hearing sessions with a list of participants under each Issue.

Further to my letter dated 17 July 2019 and, due to unforeseen circumstances, it became necessary for the Inspector to bring forward the discussion on Matter E: Housing, Issue 4, Q1, Q5 & Q7 **only** & this has been included on the programme for Tuesday 6 August. These questions will be discussed directly after Issue 1 and the remainder of the discussion for Issue 4 will take place on Wednesday 7 August.

Once the discussion on these 3 questions is concluded and, if you are not listed for Issues 2 & 3 on Tuesday 6 August, you will be able to leave proceedings & return to participate in the hearing session on the remaining questions for Issue 4 on Wednesday 7 August.

I would again just confirm that in order to ensure that participants can be adequately accommodated at the table there is also a change of venue on the 2 days for Matter E **only** to **the Springfield Country Hotel, Grange Road, Wareham, BH20 5AL.**

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Please contact me if you know no longer wish to take part in the hearing sessions & I can update my records accordingly.

Yours sincerely

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

plp.programmeofficer

---

**Subject:** FW: New Council document submitted to Inspector  
**Attachments:** sd89-proposed-amendments-to-the-purbeck-local-plan-hra-following-examination-hearings-170719.pdf

**Switch-MessageId:** bda73362ff5446449f781b7a02445de0

**From:** plp.programmeofficer  
**Sent:** 25 July 2019 11:50  
**Subject:** New Council document submitted to Inspector

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached a document submitted by the Council to the Inspector.

The Inspector has asked for the document to be indexed, uploaded to the website & emailed to the participants listed for Matter A Issue 5.

The document is attached to this email for ease of reference & will be made available to view on the website as soon as possible today.

Kind Regards

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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---

**Subject:** FW: Purbeck Local Plan Review 2019  
**Importance:** High  
**Switch-MessageId:** b825e619cabf4a08a89d889a97c26200

**From:** plp.programmeofficer  
**Sent:** 31 July 2019 09:40  
**Subject:** Purbeck Local Plan Review 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

A number of new chapters and updates to the Planning Practice Guidance (PPG) were published last week.

In addition there was a new chapter on Housing for older and disabled people which was published on 26 June.

Accordingly, given that some hearing sessions have already taken place, the Inspector would be grateful for any comments on the implications, if any, of the new chapters/updates to the PPG relevant to the specific matters covered in the July hearing sessions for the examination of the Purbeck Local Plan by **5.00pm on Tuesday 6 August**.

The Council has been afforded the same opportunity to comment and will also be provided the opportunity to comment on any submissions received by Friday 16 August.

In relation to the new chapters and updates to the PPG that may be relevant to the matters that have been identified for discussion in the forthcoming hearing sessions in August, the Inspector has indicated that she will wish to explore the implications, if any, of these in the discussion on the relevant matters/issues.

It had been anticipated that the Council's responses to actions raised from the July hearing sessions would have been available by today but unfortunately it is now unlikely that this will be available until the end of the week.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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---

**Subject:** FW: Purbeck Local Plan Review 2019  
**Switch-MessageId:** e7a42a83e35240fd9b3940a4088d6fde

**From:** plp.programmeofficer  
**Sent:** 31 July 2019 09:27  
**Subject:** Purbeck Local Plan Review 2019

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

A number of new chapters and updates to the Planning Practice Guidance (PPG) were published last week.

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**Subject:** FW: Purbeck Local Plan Review 2019  
**Switch-MessageId:** d97f867a1fad4031b1587aa81f9fa3b3

**From:** plp.programmeofficer  
**Sent:** 01 August 2019 12:21  
**Subject:** FW: Purbeck Local Plan Review 2019

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Further to yesterday's email I have been contacted to ask for guidance on how to find the changes to the Planning Practice Guidance (PPG). This may be of assistance to other representors.

Please use the following link & refer to the changes made on 22 & 23 July 2019 under the various different categories: <https://www.gov.uk/government/collections/planning-practice-guidance>

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**From:** plp.programmeofficer  
**Sent:** 31 July 2019 09:27  
**Subject:** Purbeck Local Plan Review 2019

Dear Representor

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plp.programmeofficer

---

**Subject:** FW: Purbeck Local Plan Review 2019  
**Importance:** High  
**Switch-MessageId:** 1c9100f5a3774f3e9ba2468fc678906d

**From:** plp.programmeofficer  
**Sent:** 01 August 2019 12:24  
**Subject:** Purbeck Local Plan Review 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

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**From:** plp.programmeofficer  
**Sent:** 31 July 2019 09:40  
**Subject:** Purbeck Local Plan Review 2019  
**Importance:** High

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07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

**plp.programmeofficer**

---

**Subject:** FW: Purbeck Local Plan Review 2019  
**Importance:** High  
**Switch-MessageId:** c0fc5fb8c1de4fed88c155a930728db4

**From:** plp.programmeofficer  
**Sent:** 01 August 2019 15:23  
**Subject:** Purbeck Local Plan Review 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

The Council has now supplied the Inspector with some further documentation arising from the July hearing sessions' actions schedule (SD84).

There is a new section on the first page of the Local Plan Review webpage called Examination Documents Library & the 6 new documents can be viewed there. Any further documents received relating to the actions schedule will be updated in this section. Please use the following link to take you direct to this webpage: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/local-plan-review-purbeck.aspx>

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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---

**Subject:** FW: Purbeck Local Plan Review 2019 - August hearing sessions  
**Attachments:** Final Programme Matter-H-Day-7-PM-2019-08-02.pdf; Final Programme Matter-I-Day-8-PM-2019-08-02.pdf; Final Programme Matter-F-Day-8-AM-2019-08-02.pdf; Final-programme-Matter G-Day-7-AM-2019-08-02.pdf; Final programme Matter E-Day-6-2019-08-02.pdf; Final programme Matter E-Day-5-2019-08-02.pdf  
**Importance:** High  
**Switch-MessageId:** 8582df33540042b0a950c9233cf536

**From:** plp.programmeofficer  
**Sent:** 02 August 2019 14:43  
**Subject:** Purbeck Local Plan Review 2019 - August hearing sessions  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am emailing with some further information for participants of the hearing sessions from Tuesday 6<sup>th</sup> – Friday 9<sup>th</sup> August.

All of the hearing sessions are beginning at **9.30am** so please arrive from 8.45am onwards.

As already notified there is a change of venue for Matter E: Housing on both Tuesday 6<sup>th</sup> & Wednesday 7<sup>th</sup> August. Please go to the main Reception at the Springfield Hotel, Grange Road, Wareham, BH20 5AL & the Reception staff will direct you to the Lakeside Suite where the hearing sessions will be held. A member of Dorset Council staff will ask you to complete the signing in sheet, all attendees are listed so you will just need to confirm your name. The nameplates for Matter E: Housing Issue 1 will already be placed on the tables ready for a 9.30am start.

The hearing sessions on Thursday 8<sup>th</sup> & Friday 9<sup>th</sup> August will be based back at Dorset Council offices, Westport House, Worgret Road, Wareham, BH20 4PP. The Customer Services staff will ask you to sign in & direct you through to the Council Chamber. The nameplates for Matter G: Economy will already be placed on the tables ready for a 9.30am start on Thursday 8<sup>th</sup> August & Matter F: Environment on Friday 9<sup>th</sup> August.

The Inspector will take a mid-morning break, a lunch break & an afternoon break, the times for these breaks will be decided by the Inspector on the day.

In order to accommodate the number of participants for the hearing sessions on all 4 days only the named participants for each specific issue should be seated around the table. If you are not included as a participant for that issue there will be reserved seats in the room allocated for you to use before you are asked to take your seat around the table.

On Tuesday 6<sup>th</sup> August because of the number of issues to be discussed there will be several changes to participants throughout the day & I will place the nameplates accordingly & remove when necessary. I will be referring to the **attached revised programme lists** which detail the participants & if your name is not listed, as mentioned above, you will be asked to go to a reserved seat until your name is listed again & your nameplate will be placed back around the table.

Your co-operation during these sessions & the changing of participants around the table would be much appreciated.

If you are a couple or part of a group the Inspector has requested that 1 person be selected to speak at the table, however I will have seats available behind the spokesperson in case you would like to have the option to hot seat. I will email any groups separately with this request.

In the event that you are unable to attend to participate the Inspector would like to re-iterate the point made in her guidance notes that oral & written representations carry equal weight and you may rely on your representations if you wish to do so.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

**plp.programmeofficer**

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**Subject:** FW: Further documents addressing actions  
**Attachments:** SD90-estimation-of-affordable-housing-delivery-on-small-sites-and-windfall.pdf; SD92-addendum-to-SA-hierarchy-baseline.pdf; SD94-explanation-of-housing-numbers-at-moreton-station-FINAL.pdf; SD95-proposed-changes-to-care-provision.pdf; SD96-appropriate-assessment-statement-pre-submission-final.pdf; SD14-Updated-main-modifications-schedule-02-08-2019.pdf; SD97-key-viability-issues-summary-august-2019pdf.pdf

**Importance:** High

**Switch-MessageId:** 3980c84084c545b484236824a92176c9

**From:** plp.programmeofficer  
**Sent:** 02 August 2019 19:14  
**Subject:** Further documents addressing actions  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached the following documents submitted by the Council today to the Inspector that address the outstanding actions from the first set of public hearings.

I am sending them by email as they will not be available to view on the webpage until Monday 5 August:

SD90: Estimation of affordable housing deliver on small sites and windfall in response to action 27  
SD92: Addendum to SA in response to action 2  
SD94: Explanation of housing numbers at Moreton Station in response to action 26  
SD96: Habitats regulations assessment/appropriate assessment statement in response to action 7  
SD14: Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018) (updated 02/08/2019) in response to actions 12, 13, 14, 15, 21 and 22 and other potential changes arising from the further documents submitted in response to other actions arising at the first set of public hearings.  
SD95: Proposed changes to care provision  
SD97: Viability statement

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

cor32-2019-08-02

Programme Officer: Miss Helen Nolan  
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Tel: 07773 615820

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2 August 2019

Dear Mr Clark

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am writing with some further information for participants of the hearing sessions from Tuesday 6<sup>th</sup> – Friday 9<sup>th</sup> August.

All of the hearing sessions are beginning at **9.30am** so please arrive from 8.45am onwards.

As already notified there is a change of venue for Matter E: Housing on both Tuesday 6<sup>th</sup> & Wednesday 7<sup>th</sup> August. Please go to the main Reception at the Springfield Hotel, Grange Road, Wareham, BH20 5AL & the Reception staff will direct you to the Lakeside Suite where the hearing sessions will be held. A member of Dorset Council staff will ask you to complete the signing in sheet, all attendees are listed so you will just need to confirm your name. The nameplates for Matter E: Housing Issue 1 will already be placed on the tables ready for a 9.30am start.

The hearing sessions on Thursday 8<sup>th</sup> & Friday 9<sup>th</sup> August will be based back at Dorset Council offices, Westport House, Worgret Road, Wareham, BH20 4PP. The Customer Services staff will ask you to sign in & direct you through to the Council Chamber. The nameplates for Matter G: Economy will already be placed on the tables ready for a 9.30am start on Thursday 8<sup>th</sup> August & Matter F: Environment on Friday 9<sup>th</sup> August.

The Inspector will take a mid-morning break, a lunch break & an afternoon break, the times for these breaks will be decided by the Inspector on the day.

In order to accommodate the number of participants for the hearing sessions on all 4 days only the named participants for each specific issue should be seated around the table. If you are not included as a participant for that issue there will be reserved seats in the room allocated for you to use before you are asked to take your seat around the table.

On Tuesday 6<sup>th</sup> August because of the number of issues to be discussed there will be several changes to participants throughout the day & I will place the nameplates

accordingly & remove when necessary. I will be referring to the enclosed revised programme lists which detail the participants & if your name is not listed, as mentioned above, you will be asked to go to a reserved seat until your name is listed again & your nameplate will be placed back around the table.

Your co-operation during these sessions & the changing of participants around the table would be much appreciated.

If you are a couple or part of a group the Inspector has requested that 1 person be selected to speak at the table, however I will try to have seats available behind the spokesperson in case you would like to have the option to hot seat. I will email any groups separately with this request.

In the event that you are unable to attend to participate the Inspector would like to re-iterate the point made in her guidance notes that oral & written representations carry equal weight and you may rely on your representations if you wish to do so.

Yours sincerely

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

**plp.programmeofficer**

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**Subject:** FW: Revised Hearing Programme for Matter H: Infrastructure  
**Attachments:** Final Programme Matter-H-Day-7-PM-2019-08-07.pdf  
**Switch-MessageId:** cdb6e25f4aac457aa96fecbf99ed5f87

**From:** plp.programmeofficer  
**Sent:** 07 August 2019 10:38  
**Subject:** Revised Hearing Programme for Matter H: Infrastructure

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am emailing as you are on the list of participants for Matter H: Infrastructure, Issue 1: Developer Contributions.

The Inspector & the Council have agreed to defer all questions for Issue 1 & cover these in the resumed sessions, dates to be confirmed, in late September/early October,

Matter H: Infrastructure, Issue 2 will now begin at 2.00pm.

Please see attached revised hearing programme for Matter H: Infrastructure.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: Purbeck Local Plan Review 2019  
**Attachments:** additional-documents-list-since-first-public-hearings.pdf  
**Importance:** High  
**Switch-MessageId:** 1d891de7b72344f896c5dcf9f7621e9d

**From:** plp.programmeofficer  
**Sent:** 12 August 2019 15:58  
**Subject:** Purbeck Local Plan Review 2019  
**Importance:** High

Dear Representor

### **Re: Examination of the Purbeck Local Plan (Local Plan)**

I am writing in regard to the examination of the Purbeck Local Plan 2019. The second week of examination hearings were held last week, Tuesday 6<sup>th</sup> – Friday 9<sup>th</sup> August for Matter E: Housing, Matter F: Environment, Matter G: Economy, Matter H: Infrastructure & Matter I: Implementation, Delivery & Monitoring. Before these hearings took place the Council published a series of further submission documents that unfortunately were sent with very short notice to participants. These documents were prepared in response to specific actions arising from the first week of the examination hearings in July 2019 please see link to this document: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd84-dorset-council-actions-from-hearings-july-2019-v2.pdf> and to support a number of proposed modifications being suggested by the Council.

In the interests of fairness the Inspector agreed to provide participants who attended the hearing sessions in July and to those scheduled to participate in the relevant sessions for Matter E: Housing last week the opportunity of submitting written comments on these further documents. However, any further written submissions should be limited to specific issues raised in the Council's further submission documents. The Inspector will not consider responses from individuals who were not participants for the relevant hearing sessions on these matters & who did not make original or further representations relevant to these matters.

As explained at the hearing sessions and in the Inspector's Guidance Note, any potential Main Modifications (MMs) considered necessary to address matters of soundness and/or legal compliance must be subject to full public consultation at the appropriate stage and if necessary further Sustainability Appraisal. In addition if there is likely to be consequences for European sites, the Habitats Regulations Assessment may also need to be updated to inform the preparation of the MMs and an updated report should be published at the consultation stage.

The Council has prepared a table, that I have attached above, which gives a reference for the further submission document, the document title, a brief description of its contents and also the hearing session that the document relates to with a direct link to the document on the Council's website.

I will now be liaising with the Inspector to make arrangements for the resumed hearing sessions for the following Matters:

- Matter E, Issue 1: Question 5;

- Matter E, Issue 2;
- Matter E, Issue 3;
- Matter E, Issue 4: Questions 1, 5 and 7; and
- Matter H, Issue 2;

All electronic further responses to the Council's documents must be submitted to the Programme Officer by **12pm on Monday 9<sup>th</sup> September 2019** & should be e-mailed to:

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk) & 3 paper copies addressed to Miss Helen Nolan, Programme Officer, Purbeck Local Plan 2019, Westport House, Worgret Road, Wareham, BH20 4PP by **5pm on Monday 9<sup>th</sup> September 2019**.

Please contact me if you have any further questions relating to this email.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

Programme Officer: Miss Helen Nolan  
Dorset Council  
Westport House  
Worgret Road  
Wareham  
BH20 4PP

Tel: 07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

13 August 2019

Dear Mr Clark

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am writing in regard to the examination of the Purbeck Local Plan 2019. The second week of examination hearings were held last week, Tuesday 6<sup>th</sup> – Friday 9<sup>th</sup> August for Matter E: Housing, Matter F: Environment, Matter G: Economy, Matter H: Infrastructure & Matter I: Implementation, Delivery & Monitoring. Before these hearings took place the Council published a series of further submission documents that unfortunately were sent with very short notice to participants. These documents were prepared in response to specific actions arising from the first week of the examination hearings in July 2019 please see link to this document:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd84-dorset-council-actions-from-hearings-july-2019-v2.pdf> and to support a number of proposed modifications being suggested by the Council.

In the interests of fairness the Inspector agreed to provide participants who attended the hearing sessions in July and to those scheduled to participate in the relevant sessions for Matter E: Housing last week the opportunity of submitting written comments on these further documents. However, any further written submissions should be limited to specific issues raised in the Council's further submission documents. The Inspector will not consider responses from individuals who were not participants for the relevant hearing sessions on these matters & who did not make original or further representations relevant to these matters.

As explained at the hearing sessions and in the Inspector's Guidance Note, any potential Main Modifications (MMs) considered necessary to address matters of soundness and/or legal compliance must be subject to full public consultation at the appropriate stage and if necessary further Sustainability Appraisal. In addition if there is likely to be consequences for European sites, the Habitats Regulations Assessment may also need to be updated to inform the preparation of the MMs and an updated report should be published at the consultation stage.

The Council has prepared a table, that I have attached, which gives a reference for the further submission document, the document title, a brief description of its contents and also the hearing session that the document relates to with a direct link to the document on the Council's website.

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- Matter E, Issue 2;
- Matter E, Issue 3;
- Matter E, Issue 4: Questions 1, 5 and 7; and
- Matter H, Issue 2;

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Please contact me if you have any further questions.

Yours sincerely

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

Programme Officer: Miss Helen Nolan  
Dorset Council  
Westport House  
Worgret Road  
Wareham  
BH20 4PP

Tel: 07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

13 August 2019

Dear Ms Palmer

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am writing in regard to the examination of the Purbeck Local Plan 2019. The second week of examination hearings were held last week, Tuesday 6<sup>th</sup> – Friday 9<sup>th</sup> August for Matter E: Housing, Matter F: Environment, Matter G: Economy, Matter H: Infrastructure & Matter I: Implementation, Delivery & Monitoring. Before these hearings took place the Council published a series of further submission documents that unfortunately were sent with very short notice to participants. These documents were prepared in response to specific actions arising from the first week of the examination hearings in July 2019 please see link to this document:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd84-dorset-council-actions-from-hearings-july-2019-v2.pdf> and to support a number of proposed modifications being suggested by the Council.

In the interests of fairness the Inspector agreed to provide participants who attended the hearing sessions in July and to those scheduled to participate in the relevant sessions for Matter E: Housing last week the opportunity of submitting written comments on these further documents. However, any further written submissions should be limited to specific issues raised in the Council's further submission documents. The Inspector will not consider responses from individuals who were not participants for the relevant hearing sessions on these matters & who did not make original or further representations relevant to these matters.

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- Matter E, Issue 2;
- Matter E, Issue 3;
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All responses to the Council's documents must be submitted to the Programme Officer by **12pm** on **Monday 9<sup>th</sup> September 2019** & should be handed in at the Council offices or emailed to: [plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk) & 3 paper copies addressed to Miss Helen Nolan, Programme Officer, Purbeck Local Plan 2019, Westport House, Worgret Road, Wareham, BH20 4PP.

Please contact me if you have any further questions.

Yours sincerely

**Helen Nolan**  
**Programme Officer**  
**Planning & Community Services**

**Dorset Council**

**plp.programmeofficer**

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**Subject:** FW: Purbeck Local Plan Review 2019 - Autumn Resumed Hearing Sessions & Council's actions schedule  
**Attachments:** SD111-updated-actions-list-from-public-hearings-inspector annotated week 2 - version 2 - 2019-08-14.pdf  
**Switch-MessageId:** 5c28599e9333487ba46893a06774b069

**From:** plp.programmeofficer  
**Sent:** 15 August 2019 15:45  
**Subject:** Purbeck Local Plan Review 2019 - Autumn Resumed Hearing Sessions & Council's actions schedule

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am emailing with further information for participants of the August hearing sessions (Matters E-I) & also the participants for the resumed hearing sessions in the Autumn.

The hearing sessions have now been scheduled & will be held on Wednesday 9<sup>th</sup>, Thursday 10<sup>th</sup> & Friday 11<sup>th</sup> October at Dorset Council offices, Westport House, Worgret Road, Wareham, BH20 4PP.

The resumed session for Matter E: Housing, Issue 2 & Issue 3 will be held on Wednesday 9<sup>th</sup> October, the session for Matter E: Housing, Issue 1, Q5, Issue 4, Q1, Q5 & Q7 & Matter H: Infrastructure, Issue 1 will be held on Thursday 10<sup>th</sup> October & the session being held for the return discussion for Matter A: Legal Compliance & Procedural Requirements, Issue 5: Habitats Regulations will be held on Friday 11<sup>th</sup> October.

The programmes for these hearing sessions are currently being reviewed & will be made available once they are finalised & uploaded to the webpage.

The Council's action schedule has been updated to reflect actions agreed with the Inspector in the August hearing sessions. A copy is attached for your information & will be updated onto the webpage shortly.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

cor35-2019-08-15

Sent to Mr Clark & Mrs Palmer

Programme Officer: Miss Helen Nolan  
Dorset Council  
Westport House  
Worgret Road  
Wareham  
BH20 4PP

Tel: 07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

15 August 2019

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am emailing with further information for participants of the August hearing sessions (Matters E-I) & also the participants for the resumed hearing sessions in the Autumn.

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The resumed session for Matter E: Housing, Issue 2 & Issue 3 will be held on Wednesday 9<sup>th</sup> October, the session for Matter E: Housing, Issue 1, Q5, Issue 4, Q1, Q5 & Q7 & Matter H: Infrastructure, Issue 1 will be held on Thursday 10<sup>th</sup> October & the session being held for the return discussion for Matter A: Legal Compliance & Procedural Requirements, Issue 5: Habitats Regulations will be held on Friday 11<sup>th</sup> October.

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The Council's action schedule has been updated to reflect actions agreed with the Inspector in the August hearing sessions. A copy is attached for your information & will be updated onto the webpage shortly.

Yours sincerely

**Helen Nolan  
Programme Officer  
Planning & Community Services**

**Dorset Council**

plp.programmeofficer

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**Subject:** FW: Purbeck Local Plan Review 2019  
**Attachments:** additional-documents-list-since-first-public-hearings.pdf  
**Importance:** High  
**Switch-MessageId:** 1d891de7b72344f896c5dcf9f7621e9d

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Further to my email of 12 August I am again emailing you to advise that there is an error on the deadline date for receipt of 3 paper copies of any further comments made.

The correct date is **5pm on Tuesday 10<sup>th</sup> September 2019.**

My apologies for any inconvenience.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

---

**From:** plp.programmeofficer  
**Sent:** 12 August 2019 15:58  
**Subject:** Purbeck Local Plan Review 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

I am writing in regard to the examination of the Purbeck Local Plan 2019. The second week of examination hearings were held last week, Tuesday 6<sup>th</sup> – Friday 9<sup>th</sup> August for Matter E: Housing, Matter F: Environment, Matter G: Economy, Matter H: Infrastructure & Matter I: Implementation, Delivery & Monitoring. Before these hearings took place the Council published a series of further submission documents that unfortunately were sent with very short notice to participants. These documents were prepared in response to specific actions arising from the first week of the examination hearings in July 2019 please see link to this document: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd84-dorset-council-actions-from-hearings-july-2019-v2.pdf> and to support a number of proposed modifications being suggested by the Council.

In the interests of fairness the Inspector agreed to provide participants who attended the hearing sessions in July and to those scheduled to participate in the relevant sessions for Matter E: Housing last week the opportunity of submitting written comments on these further

documents. However, any further written submissions should be limited to specific issues raised in the Council's further submission documents. The Inspector will not consider responses from individuals who were not participants for the relevant hearing sessions on these matters & who did not make original or further representations relevant to these matters.

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- Matter E, Issue 1: Question 5;
- Matter E, Issue 2;
- Matter E, Issue 3;
- Matter E, Issue 4: Questions 1, 5 and 7; and
- Matter H, Issue 2;

All electronic further responses to the Council's documents must be submitted to the Programme Officer by **12pm** on **Monday 9<sup>th</sup> September 2019** & should be e-mailed to: [plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk) & 3 paper copies addressed to Miss Helen Nolan, Programme Officer, Purbeck Local Plan 2019, Westport House, Worgret Road, Wareham, BH20 4PP by **5pm** on **Monday 9<sup>th</sup> September 2019**.

Please contact me if you have any further questions relating to this email.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820

[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

plp.programmeofficer

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**Subject:** FW: Revised Council Document SD87  
**Attachments:** SD87-Purbeck-revised-5-year-HLS-report-updated-05-09-2019.pdf

**From:** plp.programmeofficer  
**Sent:** 16 September 2019 12:29  
**Subject:** Revised Council Document SD87

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

In response to a query from the Inspector & to updates in Planning Practice Guidance, the Council have confirmed their intention to fix the housing land supply with a 20% buffer through the examination process. This is set out in paragraph 1.15 of SD87 as attached.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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Tel: 07773 615820

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17 September 2019

Dear Mrs Palmer

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Thank you for your recent request, sent via Dr Anthony Warne, to attend the resumed hearing session for Matter A, Issue 5, Habitats Regulations on Friday 11 October that I have now discussed with the Inspector.

As my email to Dr Warne yesterday confirmed is that the Inspector has advised that given you were originally invited to participate in the Hearings session on Habitats Regulations then she has accepted your request to participate in this resumed session.

However the Inspector has asked me to advise you that the purpose of this particular session is specifically to resume the discussion on Habitats Regulations in the light of the further information provided by the Council.

Once the programmes for these hearing sessions have been finalised I will email to Dr Warne & post a copy out to you.

Yours sincerely

**Helen Nolan  
Programme Officer  
Planning & Community Services**

**Dorset Council**

plp.programmeofficer

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**Subject:** FW: October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Attachments:** final-programme-wed-9-oct-2019-09-24.pdf; final-programmes-thu-10-oct-2019-09-24.pdf; final-programmes-fri-11-oct-2019-09-24.pdf  
**Importance:** High

**From:** plp.programmeofficer  
**Sent:** 24 September 2019 16:05  
**Subject:** October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached the Inspector's Final Programmes for the October hearing sessions with a list of participants under each Issue.

I would be grateful if you could contact me as soon as possible to confirm if you are able to, or not able, to attend so I can update my records accordingly.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: Council Further Submissions  
**Attachments:** 2019-10-02-council-response-actions-final-1-docx.pdf; SD14-Updated-main-modifications-schedule-02-10-2019.pdf

**From:** plp.programmeofficer  
**Sent:** 02 October 2019 16:04  
**Subject:** Council Further Submissions

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

For Information Only.

Please find attached 2 documents received by the Inspector today that have been submitted by the Council.

These documents will be indexed & uploaded to the Purbeck Local Plan review webpage tomorrow.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**Subject:** FW: October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Attachments:** final-programme-wed-9-oct-2019-09-24.pdf; final-programmes-thu-10-oct-2019-09-24.pdf; final-programmes-fri-11-oct-2019-09-24.pdf  
**Importance:** High

**From:** plp.programmeofficer  
**Sent:** 03 October 2019 16:16  
**Subject:** October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Further to my email below regarding the resumed hearing sessions next week I would be grateful if you could confirm if you are able to attend to participate in the hearing session/s you are listed for.

I look forward to receiving your response as soon as possible.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**From:** plp.programmeofficer  
**Sent:** 24 September 2019 16:05  
**Subject:** October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached the Inspector's Final Programmes for the October hearing sessions with a list of participants under each Issue.

I would be grateful if you could contact me as soon as possible to confirm if you are able to, or not able, to attend so I can update my records accordingly.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

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**Subject:** FW: Response to actions: 33, 34 and 47  
**Attachments:** SD115-councils-response-to-actions-33-34-and-47-03-10-2019.pdf  
**Switch-MessageId:** b39dcea0f0d24d8cb5f92df918c00bab

**From:** plp.programmeofficer  
**Sent:** 03 October 2019 18:09  
**Subject:** Response to actions: 33, 34 and 47

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

For Information Only.

Please find attached a document forwarded to the Inspector this evening that has been submitted by the Council.

The document will be uploaded to the Purbeck Local Plan Review webpage tomorrow.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

plp.programmeofficer

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**Subject:** FW: October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Attachments:** final-programmes-fri-11-oct-081019.pdf; final-programmes-thu-10-oct-081019.pdf; final-programme-wed-9-oct-081019.pdf  
**Importance:** High

**From:** plp.programmeofficer  
**Sent:** 08 October 2019 14:45  
**Subject:** FW: October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Further to my previous email please find attached the latest versions of the hearing session programmes for Wednesday 9<sup>th</sup> October to Friday 11<sup>th</sup> October.

Yours sincerely

**Helen Nolan**  
**Programme Officer**

07773 615820  
[plp.programmeofficer@dorsetcouncil.gov.uk](mailto:plp.programmeofficer@dorsetcouncil.gov.uk)

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**From:** plp.programmeofficer  
**Sent:** 24 September 2019 16:05  
**Subject:** October Resumed Hearing Sessions Programmes - Wednesday 9th - Friday 11th October 2019  
**Importance:** High

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached the Inspector's Final Programmes for the October hearing sessions with a list of participants under each Issue.

I would be grateful if you could contact me as soon as possible to confirm if you are able to, or not able, to attend so I can update my records accordingly.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

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**Subject:** FW: New indexed documents  
**Attachments:** sd118-2019-10-07-wareham-np-statement-for-inspector.pdf; sd119-wareham-np-examiner-letter-100919..pdf; sd120-wareham-town-council-statement-map-081019.pdf; sd121-natural-england-letter-to-examiner-081019.pdf; sd122-changes-to-housing-supply-summary.pdf; sd123-building-better-lives-purbeck-scheme.pdf; sd124-wareham-neighbourhood-plan-supply-091019.pdf

**From:** plp.programmeofficer  
**Sent:** 10 October 2019 08:04  
**Subject:** New indexed documents

Dear Representor

**Re: Examination of the Purbeck Local Plan (Local Plan)**

Please find attached documents that the Inspector made reference to or were submitted yesterday.

These documents will be uploaded to the webpage today.

Yours faithfully

**Helen Nolan**  
**Programme Officer**

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