

Purbeck Local Plan examination: actions arising from hearing sessions

Matter	No.	Action	Document ref	Status and date
Matter A	1	Clarify position re: assessment in SA of requirement for 300 homes at Wareham and submit note setting out pages on which Wareham assessments are located in all SA reports [SD62]	SD62	Completed 05/07/2019
	2	Add assessment of all Towns and Key Service Villages to SA	SD92	Completed 02/08/2019
	3	Submit: SA Scoping report Issues and Options SA	SD68 SD69	Completed 05/07/2019
	4	Submit: Natural England Letter 23/10/2018 [SD64] Urban heath annual heathland report [SD71] Trends in Nightjar, Woodlark and Dartford Warbler [SD72] HRA options consultation [SD74]	SD64 SD71 SD72 SD74	Completed 04/07/2019
	5	Amend HRA in response to concerns raised, particularly in relation to coastal recreation. A report has been published which summarises proposed amendments and additions for the HRA along with the appendices providing a summary of guidance and case law referred to in the hearing discussions and its relevance to the Purbeck Local Plan and an explanation of the different mitigation approaches to heathland and coastal sites in relation to recreation pressure – SD89. The HRA will be updated along with an assessment of any main modifications that may arise from the examination.	SD89	Completed 02/08/2019
	6	Undertake further work with Natural England to clarify the Council's approach to mitigation measures for housing development on unallocated sites	SD93	Completed 02/08/2019

	7	Publish a statement to confirm that the Council considers the HRA to be in accordance with the Habitats Regulations	SD96	Completed 02/08/2019
	8	Review whether all policies are truly 'strategic' policies	SD91	Completed 02/08/2019
	9	Review wording of strategic policies or supporting text to make it clear where neighbourhood plans could provide for a different approach, based on local evidence	SD91	
	10	Check the wording of strategic policies to ensure no conflict with the emerging Wareham Neighbourhood Plan, and discuss the matter of	SD91	
	11	Review references in policies to other documents (e.g. SPDs) and propose changes to ensure that it is clear that these documents do	SD14	Completed 02/08/2019
Matter B	12	Amend Paragraph 110 to clarify reference to affordability uplift	SD14	Completed 02/08/2019
	13	Add text to the plan to clarify the position in regards to housing requirements for neighbourhood areas: e.g. see table 2 in the Council's response to Matter B. Make clear that sites are allocated	SD14	Completed 02/08/2019
Matter C	14	Consider removing the second paragraph from Policy V2: Green belt	SD14	Completed 02/08/2019
	15	Consider adjusting wording to Policy V2: Green belt in collaboration with Welbeck Land, in relation to the certainty around SANG provision, and consider adding reference to Morden SANG	SD14	Completed 02/08/2019
	16	Prepare statement on the distribution, capacity and alternatives for SANG placement. Include information on the deliverability status of each SANG, and information about the homes which would be mitigated for by the proposed strategic SANG at Morden.	SD93	Completed 01/08/2019
	17	Submit: Email sent by Dorset Council to Mr Holden 06/11/18 [SD67] Anomalous boundary at Jenny's Lane, Lytchett	SD67	Completed 04/07/2019
	18	Submit assessment of alternative sites for holiday park, as prepared by Charborough Estate. [SD83]	SD83	Completed 05/07/2019
	19	Submit: Heathlands SPD [SD79] Poole Harbour Recreation Background paper [SD78] Nitrogen reduction in Poole Harbour SPD [SD80] Draft Poole Harbour Recreation SPD [SD81]	SD79 SD80 SD81	Completed 05/07/2019

Matter D	20	Submit: AONB background paper [SD70] Settlement strategy update, June 2017 [SD65]	SD70 SD65	Completed 05/07/2019
	21	Add reference to Swanage Local Plan and it's outstanding housing provision in Policy V1: Spatial strategy for sustainable communities	SD14	Completed 02/08/2019
	22	Additional modification: Small sites next to existing settlements and windfall <u>sites</u> within existing settlements where these meet the requirements of all relevant development plan policies.	SD14	Completed 02/08/2019
	23	Consider whether Policy V1: Spatial strategy for sustainable communities, needs something about where the small sites will go to support the development strategy?	SD14	Completed 02/08/2019
	24	Give thought to implication of any increase in housing numbers on spatial strategy	SD85	Completed 02/08/2019
Matter A	25	Trajectory to include updated figures including outstanding planning permissions.	SD87	Completed 02/08/2019
	26	Provide an explanation of why Moreton Station / Redbridge Pit housing allocation increased from 440 to 490.	SD94	Completed 02/08/2019
	27	Estimate the number of homes likely to come forward through windfall sites and the small sites policy that will be affordable	SD98	Completed 02/08/2019
	28	Reference how and when 440 was considered at Moreton Station/Redbridge Pit	SD94	Completed 09/08/2019
	29	Prepare list of documents submitted since July and their links to the actions and links to the website.	n/a	Completed 12/08/2019
	30	Post documents to Ms Palmer	n/a	Completed
	31	Clarify if SD86 will remain unchanged or not (taking account of changes in position in land supply in the Wareham Neighbourhood Plan).	n/a	Completed 09/08/2019
Matter E	32	Update SD95 to refer to elderly <i>and</i> disabled.	n/a	Completed 09/08/2019
	33	Review the definition of 'extra care'.		
	34	Review the capacity of the sites in light of extra care needed and consider implications.		
Matter E	35	Policy H5 - move criteria h to below f – explain community hub OR contributions towards existing community hub.		

Administration	36	Correct header in SD93 and insert page numbers on all the newly submitted documents.	n/a	Completed 12/08/2019
Matter E	37	Review the wording of policies H4, H5, H6 and H7 in relation to 'up to' and the consistency between them and policies H1/V1.		
	38	Consider whether the Council should specifically identify SANG for housing allocations in policies/new policy. Define SANG on policies map.		
	39	Publish all supporting studies for housing allocations. Including Wool ecological reports from 2016 and 2019 to Dr Warne.	n/a	FS sent Wool ones 08/08/2019. Lytchett Upton outstanding.
Matter A	40	Place grid lines onto the trajectory.	SD87	Completed 12/08/2019
Matter E	41	Present Mr Hill with a list of extant planning permissions for the Crossways area.	SD99	Completed 12/08/2019
	42	Liaise with Parish Council and developer to consider a modification to Clause a. H6 regarding connectivity between Lytchett Matravers/Lytchett Minster.		
	43	Consider a modification to remove or amend reference to Dorset Innovation Park from Policy H4 clause a.		
	44	Explain what community facilities and supporting infrastructure is likely to include in the supporting text for policies H4 to H7. Consider whether modification required to allocations policies.		
	45	Consider the need to cross reference policies throughout the plan to ensure that policies are clear.		
	46	Consider removing most of the first paragraph of Policy H10 – leading the final sentence.		
	47	Consider the implications of interplay between H10 and H9 and potential modifications to both policies (the Council may need to consider a further action following hearings relating to H9).		
	48	Consider if the wording 'where necessary' proposed in MM 53 (d.)/58 (c.) is sufficiently clear and unambiguous.		
	49	Consider if rural exception and 'entry level' (title and paragraph 172) sites is correct and why Policy H12 is labelled differently (taking account of paragraph 71b of the NPPF).		

	50	Liaise with Mr Tulley outside of the hearings reference Policy H12, criterion b in reference to criteria for selection of exceptions sites and whether further criteria are needed.		
	51	Council to consider cumulative effect of small sites and rural exception sites.		
Matter G	52	Make modifications within the table to EE1 to take account of the updated allocation figures for Bere Regis Neighbourhood Plan and Wareham Neighbourhood Plan.		
	53	How would proposals on other employment land be dealt with if the policy only relates to safeguarded employment land - Consider the drafting of the second part of EE2 and the policies scope in respect to safeguarded and employment uses which are not subject to safeguarding.		
	54	Consider whether MM13 is specific to safeguarded land and whether the wording proposed within MM13 is sufficiently specific should this be 'and' or 'or'?		
	55	Place the requirements for 350sqm of retail floor space within policy H4 and H5 and/or within EE3. Alter wording so it reads 'additional convenience floor space' not 'additional need'.		
	56	Refer to the settlement hierarchy within the third paragraph of EE3 and within EE4 and consider interplay with proposed changes to Policy V1.		
	57	Alter the wording in EE3, paragraph 4, relating to ground floor changes of use to state 'will be permitted'.		
	58	Policy EE3 - alter the wording in clause d so the word 'and' follows onto the next criterion.		
	59	Policy EE3 - refer to 'surplus to requirement' or refer to the NPPF paragraph 97(a) within the loss of retail floor space. State the NPPF should be considered as well as the criteria listed within the policy I4.		
	60	Remove paragraph 215 – this is superseded.		
	61	Consider scope of the policy (hotels, bed and breakfast and other forms of tourist accommodation) and amending wording within Policy EE4 to state 'for tourist related activities <u>and tourist</u> accommodation provided it...'		

	62	Consider whether second sentence of para 187 is in fact policy in supporting text? Consider relationship between the paragraph and policy EE4.		
Matter H	63	Remove the wording within the brackets in MM60 that refers to parking guidelines. This can be dealt with in the supporting text.		
	64	Consider the need to add a clause to Policy I3 about protection of / planting of more native trees of local provenance.		
	65	Consider a modification to I4 removing reference to Fields in Trust.		
	66	Consider whether wording of policy I5 is sufficiently robust?		
Matter F	67	Consider reviewing the drafting of Policy E1 taking account of Mr Tulley's response.		
	68	Consider reviewing the drafting of Policy E1 taking account of Mr Bowyer's comments on visual intrusion.		
	69	Consider whether the drafting of Policy E1 needs to be updated to take account of recently published PPG on World Heritage Sites.		
	70	Informally discuss the suitability of a possible small site in West Lulworth (listed in SD 88) with Mr Davey.		
	71	Summarise: further LLFA modelling on flood risk at Lytchett Minster, provide the Council's response to issues raised by Ms Lees issues and consider need to review SFRA..		
	72	Consider reviewing the drafting of Policy E7, taking account of Dr Langley's response (Dr Langley to e-mail Council).		
	73	MM40 - remove reference to the SPD in E8.		
	74	Ensure consistent reference to Corfe Common SSSI. Check boundaries of the 400m/5km consultation zones on policies map.		
	75	Consider reviewing HRA appropriate assessment to clarify why Corfe Common is treated differently.		
	76	Policy E9 – alter the wording of 'homes' to 'residential development'		
	77	MM41-remove reference to SPD in policy E9.		
	78	Remove reference to SPD from E9.		
	79	Policies map requires updating to show area where residential/tourist development likely to have adverse effects on Poole Harbour SPA because of recreation activity.		

	80	Council to consider a change to suggested modifications for policies E8, E9 (MM40 and 41) – delete ‘sufficiently mitigated’.		
	81	Policy E10 – amend as per Natural England advice. Reference to Dorset Biodiversity appraisal in policy needs updating and moving to supporting text.		
	82	Paragraph 104 – Insert text to refer to updated SPD design guidance as an additional modification.		
Matter I	83	Review MM22 – insert test relating to cumulative impacts on appearance/character.		
	84	Review policy targets presented as summaries in monitoring framework table to ensure that they accurately reflect policy targets.		
	85	Send link to annual monitoring work on habitats to Dr Warne.	n/a	Completed 12/08/2019
	86	Clarify/investigate what happens if, as required by Consequential Order, new Dorset Council Local Plan is not adopted by 2024.		

Purbeck Local Plan examination: actions arising from hearing sessions

Matter	Issue	Number	Action	By when	
Matter A	Issue 4: Sustainability appraisal	1	Clarify position re: assessment in SA of requirement for 300 homes at Wareham and submit note setting out pages on which Wareham assessments are located in all SA reports [SD62]	Completed 05/07/2019	
		2	Add assessment of all Towns and Key Service Villages to SA	August hearings	
		3	Submit: SA Scoping report [SD68] Issues and Options SA [SD69]	Completed 05/07/2019	
	Issue 5: Habitats regulations	4	Submit: Natural England Letter 23/10/2018 [SD64] Urban heath annual heathland report [SD71] Trends in Nightjar, Woodlark and Dartford Warbler [SD72] HRA options consultation [SD74] HRA new homes consultation 2018 [SD75] HRA of the final version of PLP1 [SD76]	Completed 04/07/2019	
			5	Amend HRA in response to concerns raised, particularly in relation to coastal recreation. A report has been published which summarises proposed amendments and additions for the HRA along with the appendices providing a summary of guidance and case law referred to in the hearing discussions and its relevance to the Purbeck Local Plan and an explanation of the different mitigation approaches to heathland and coastal sites in relation to recreation pressure – SD89. The HRA will be updated along with an assessment of any main modifications that may arise from the examination.	August hearings
			6	Undertake further work with Natural England to clarify the Council's approach to mitigation measures for housing development on unallocated sites	August hearings
			7	Publish a statement to confirm that the Council considers the HRA to be in accordance with the Habitats Regulations	August hearings
	Issue 6: Other legal and procedural requirements	8	Review whether all policies are truly 'strategic' policies	August hearings	
			9	Review wording of strategic policies or supporting text to make it clear where neighbourhood plans could provide for a different approach, based on local evidence	August hearings
			10	Check the wording of strategic policies to ensure no conflict with the emerging Wareham Neighbourhood Plan, and discuss the matter of Green Belt release	August hearings

		11	Review references in policies to other documents (e.g. SPDs) and propose changes to ensure that it is clear that these documents do not have policy weight	August hearings
Matter B	Issue 1: Housing need and requirement	12	Amend Paragraph 110 to clarify reference to affordability uplift	August hearings
		13	Add text to the plan to clarify the position in regards to housing requirements for neighbourhood areas: e.g. see table 2 in the Council's response to Matter B. Make	August hearings

Matter	Issue	Number	Action	By when
			clear that sites are allocated through the local plan at Lytchett Matravers and Wool.	
Matter C	Issue 1: Green belt	14	Consider removing the second paragraph from Policy V2: Green belt	August hearings
		15	Consider adjusting wording to Policy V2: Green belt in collaboration with Welbeck Land, in relation to the certainty around SANG provision, and consider adding reference to Morden SANG	August hearings
		16	Prepare statement on the distribution, capacity and alternatives for SANG placement. Include information on the deliverability status of each SANG, and information about the homes which would be mitigated for by the proposed strategic SANG at Morden.	August hearings
		17	Submit: Email sent by Dorset Council to Mr Holden 06/11/18 [SD67] Anomalous boundary at Jenny's Lane, Lytchett Matravers. [SD66]	Completed 04/07/2019
		18	Submit assessment of alternative sites for holiday park, as prepared by Charborough Estate. [SD83]	Completed 05/07/2019
		19	Submit: Heathlands SPD [SD79] Poole Harbour Recreation Background paper [SD78] Nitrogen reduction in Poole Harbour SPD [SD80] Draft Poole Harbour Recreation SPD [SD81] HRA core strategy pre-submission draft [SD82]	Completed 05/07/2019
Matter D	Issue 1: Spatial strategy	20	Submit: AONB background paper [SD70] Settlement strategy update, June 2017 [SD65]	Completed 05/07/2019
		21	Add reference to Swanage Local Plan and it's outstanding housing provision in Policy V1: Spatial strategy for sustainable communities	August hearings
		22	Additional modification: Small sites next to existing settlements and windfall sites within existing settlements where these meet the requirements of all relevant development plan policies.	August hearings
		23	Consider whether Policy V1: Spatial strategy for sustainable communities, needs something about where the small sites will go to support the development strategy?	August hearings.
		24	Give thought to implication of any increase in housing numbers on spatial strategy	August hearings.

Matter	Issue	Number	Action	By when
		25	Trajectory to include updated figures including outstanding planning permissions.	One week prior to August hearings.
		26	Provide an explanation of why Moreton Station / Redbridge Pit housing allocation increased from 440 to 490.	August hearings
		27	Estimate the number of homes likely to come forward through windfall sites and the small sites policy that will be affordable housing.	August hearings.