

## plp.programmeofficer

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**Subject:** FW: Clarification following hearing session - Council's response to Matter E, Issue 2, Question 5

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**Subject:** Clarification following hearing session - Council's response to Matter E, Issue 2, Question 5

Helen,

The Inspector asked if I could provide a summary of the oral response that I presented on behalf of the Council in respect to Matter E, Issue 2, Question 5 earlier today. As part of my response I outlined the Council's understanding of the purposes behind Paragraph 68 (a) in respect to 'promoting the development of a good mix of sites'. The Council understands that these include:

- i. creating resilient a land supply;
- ii. including sites which are readily deliverable; and
- iii. creating opportunities local developers.

The Council does not consider that small/medium sites need be formally allocated in the local plan in order to be consistent with national planning policy in paragraph 68 (a). The Council considers that an appropriate proportion of small and medium sized housing sites have been identified in the Purbeck Local Plan as part of the housing land supply in Policy H2. These include:

- 138 homes to be delivered through Policy H8 (the Council prepared a review of potentially suitable small sites which is presented in SD88 <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/examination-documents-submitted-during-hearings/sd88-review-of-capacity-of-small-sites-12-08-2019.pdf> ).
- At least 105 homes of those identified to be delivered through neighbourhood plans, including:
  - i. Bere Regis Neighbourhood Plan (Policy BR 7 refers to: 12 homes at North Street, 3 homes at Tower Hill, 12 homes at White Lovington and 23 homes on the site of a former school - <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/neighbourhood-planning-purbeck/pdfs/completed-neighbourhood-plans/bere-regis-np/bere-regis-adoption/bere-regis-nplan-made.pdf> ); and
  - ii. Wareham Neighbourhood Plan (Table 1 provides a summary of potential housing delivery that includes: 30 homes at Westminster Road, 15 homes at Johns Road and 10 on the site of a former Gasworks - <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/neighbourhood-planning-purbeck/pdfs/in-progress/wareham/submission-draft-wareham-neighbourhood-plan-2018-10-12.pdf> ).
- 208 homes from those identified as having planning permission (these are outlined in detail in the Appendix 1 of the report which the Council has prepared to show its five year land supply [SD87]).

These homes account for (451/2880) around 15% of the housing requirement for Purbeck (based on delivering 180 homes per year). The Council considers that its approach on this matter is consistent with the purpose, and objectives, of Paragraph 68 (a) as drafted.

Regards – Steve

**Steve Boyt**  
**Planning Policy Officer**  
**Planning and Community Services**

**Dorset Council**

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