

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] HRA new homes consultation 2018	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 Green	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 not have policy	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 through the local plan at Lytchett Matravers and Wool.	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 Matravers. [SD66]	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 housing.	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 13/08/2019
	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'.	SD115	Completed 04/10/2019
	34	Review the capacity of the sites in light of extra care needed and consider implications.	SD115	Completed 04/10/2109
Matter E	35	Policy H5 - move criteria (h) to below (f) – explain community hub OR contributions towards existing community hub.		To do
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.	SD115	Completed 05/10/2019
	38	Consider whether the Council should specifically identify SANG for housing allocations in policies/new policy. Define SANG on policies map.	MM75 to 79	Completed 02/10/2019
	39	Publish all supporting studies for housing allocations. Including Wool ecological reports from 2016 and 2019 to Dr Warne.	SD116	Completed 02/10/2019
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.	MM78	Completed 02/10/2019
	43	Consider a modification to remove or amend reference to Dorset Innovation Park from Policy H4 clause (a).	MM65	Completed 02/10/2019
	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.	SD116	Completed 02/10/2019
	45	Consider the need to cross reference policies throughout the plan to ensure that policies are clear.	SD116	Completed 02/10/2019

	46	Consider removing most of the first paragraph of Policy H10 – leading the final sentence.	SD115	Completed 04/10/2019
	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).	SD115	Completed 04/10/2019
	48	Consider if the wording 'where necessary' proposed in MM 53 (d)/ MM58 (c) is sufficiently clear and unambiguous.	MM53(d) and MM58(c)	Completed 02/10/2019
	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).	MM84	Completed 02/10/2019
	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.	MM84, MM58 Appendix 1: SD116	Completed 02/10/2019
	51	Council to consider cumulative effect of small sites and rural exception sites.	SD93	Completed 02/10/2019
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.		To do
	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.		To do
	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'?		To do
	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'.		To do

	56	Refer to the settlement hierarchy within the third paragraph of EE3 and within EE4 and consider interplay with proposed changes to Policy V1.		To do
	57	Alter the wording in EE3, paragraph 4, relating to ground floor changes of use to state 'will be permitted'.		To do
	58	Policy EE3 - alter the wording in clause d so the word 'and' follows onto the next criterion.		To do
	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.		To do
	60	Remove paragraph 215 – this is superseded.		To do
	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...'		To do
	62	Consider whether second sentence of para 187 is in fact policy in supporting text? Consider relationship between the paragraph and policy EE4.		To do
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.	MM60	Completed 02/10/2019
	64	Consider the need to add a clause to Policy I3 about protection of / planting of more native trees of local provenance.	MM15	Completed 02/10/2019
	65	Consider a modification to Policy I4 removing reference to Fields in Trust.	MM17	Completed 02/10/2019
	66	Consider whether wording of Policy I5 is sufficiently robust?	MM71, MM72, MM73	Completed 02/10/2019
Matter F	67	Consider reviewing the drafting of Policy E1 taking account of Mr Tulley's response.	MM80, MM81 and MM82	Completed 02/10/2019
	68	Consider reviewing the drafting of Policy E1 taking account of Mr Bowyer's comments on visual intrusion.	MM80, MM81 and MM82	Completed 02/10/2019

	69	Consider whether the drafting of Policy E1 needs to be updated to take account of recently published PPG on World Heritage Sites. World Heritage Sites in relation to PPG	MM80, MM81 and MM82	Completed 02/10/2019
	70	Informally discuss the suitability of a possible small site in West Lulworth (listed in SD88) with Mr Davey.	SD116 Appendix 2	Completed 02/10/2019
	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.	SD116 Appendix 3 and 4	Completed 02/10/2019
	72	Consider reviewing the drafting of Policy E7, taking account of Dr Langley's response (Dr Langley to e-mail Council).	MM39	Completed 02/10/2019
	73	MM40 - remove reference to the SPD in Policy E8.	MM40	Completed 02/10/2019
	74	Ensure consistent reference to Corfe Common SSSI. Check boundaries of the 400m/5km consultation zones on policies map.	MM38	Completed 02/10/2019
	75	Consider reviewing HRA appropriate assessment to clarify why Corfe Common is treated differently.	SD89	Completed 02/10/2019
	76	Policy E9 – alter the wording of 'homes' to 'residential development'	MM41	Completed 02/10/2019
	77	MM41-remove reference to SPD in Policy E9.	MM41	Completed 02/10/2019
	78	Remove reference to SPD from Policy E9.	MM41	Completed 02/10/2019
	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.	Can be found in SD89	To do: Modification to proposals map
	80	Council to consider a change to suggested modifications for Policies E8, E9 (MM40 and 41) – delete 'sufficiently mitigated'.	MM40, MM41	Completed 02/10/2019
	81	Policy E10 – amend as per Natural England advice. Reference to Dorset Biodiversity appraisal in policy needs updating and moving to supporting text.	MM68	Completed 02/10/2019
	82	Paragraph 104 – Insert text to refer to updated SPD design guidance as an additional modification.		To do
Matter I	83	Review MM22 – insert text relating to cumulative impacts on appearance/character.	MM22	Completed 02/10/2019

	84	Review policy targets presented as summaries in monitoring framework table to ensure that they accurately reflect policy targets.		To do
	85	Send link to annual monitoring work on habitats to Dr Warne.	n/a	Completed 12/08/2019
Additional	86	Clarify/investigate what happens if, as required by Consequential Order, new Dorset Council Local Plan is not adopted by 2024.	SD116	Completed 02/10/2019
Matter A	87	Speak to Lytchett Matravers PC and explain SD92 site selection.		To do
	88	Update SD92 to include extra capacity at Blaney's Corner site in assessment of capacity.		To do
Matter E	89	Where are small sites coming from? How do they deliver 10% of overall supply? Email inspector 09/10/2019	SD126	Completed 09/10/2019
	90	Adam Bennett to send list of lapsed sites to Council. Council to check commitments.		To do
	91	Trajectory needs updated following hearings	SD125	Completed 09/10/2019
	92	Clarify trajectory for Wool	SD125	Completed 09/10/2019
	93	Clarify trajectory with Wyatts	SD125	Completed 09/10/2019
	94	Provide an explanation of progress on sites with permission around Crossways.		To do
	95	SD92 – look at making statistics clear within tables/graphs if not already.		To do
	96	Clarify relationship between Neighbourhood Plan allocations, windfall, small sites and site policies in Policy H3 first paragraph – also change to say Policies H4-H7		To do
	97	Consider whether Fields in Trust guidance should be removed from Policy H3: New housing as it has been removed from I1. Perhaps this is more appropriate for the preamble?		To do
	98	Make sure criterion (g) in Policy H3 accords with para 112 of NPPF. Check this does not exceed the Building Regulations.		To do

	99	Consider whether the criterion (f) and (j) in Policy H3 relates to extra care, care provision.		To do
	100	Clarify whether open space standards are effective for decision making purposes. Also, what happens on smaller sites? Do they provide a financial contribution?		To do
	101	Consider whether the first sentence to Policy H9 is sufficiently clear.		To do
	102	Insert PPG definitions of care as per SD115 into the Glossary of the Plan.		To do
	103	Insert wording into Policy H9 that makes clear single storey homes can be either apartments or bungalows.		To do
	104	Consider whether the words 'support' or 'encourage' should be used in Policy H9. Does self-build need a paragraph of its own?		To do
	105	Speak to The Retirement Consortium about wording 'care provision' should be specialist purpose built accommodation – can we specify sheltered, retirement living.		To do
	106	Remove 'as they occur' from Policy H9		To do
	107	Change to extra care 'units' in Policy H9		To do
	108	Remove words 'unless specifically stated as a requirement in the allocation of the site,' from Policy H11: Affordable Housing		To do
	109	Policy H11: Affordable Housing. Look at working 'exceptional circumstances' and Para 57 of NPPF – is this consistent? Para 57 states 'special circumstances'.		To do
	110	Look at ministerial statement from November 2015/2014 and implications on the policy H11		To do
Matter H	111	Reword criterion (e) in I1 for purposes of clarification		To do
Matter E	112	Provide inspector with table of supply	SD122	Completed 14/10/2019
Matter A	113	Look at wording in E9, MM41 and wording on sewage – Dr Langley claims it is wrong.		To do

Matter H	114	Add some supporting text regarding SPD mitigation in Policy I1, consider criteria wording.		To do
	115	Review wording in MM25 and MM26		To do
Matter I	116	Consider wording reference monitoring on heathland		To do
Matter E	117	Provide details of the appeal site at Crossways that advocated the blended approach for BLV (EUV+) for viability and approach adopted		To do