

# Pimperne Neighbourhood Plan Review

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## Modifications Statement

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Prepared by: Dorset Planning Consultant Ltd, on behalf of Pimperne Parish Council

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## 1. Introduction

The Neighbourhood Plan regulations require that the Parish Council publish a statement setting out whether or not it considers that the modifications proposed are so significant or substantial as to change the nature of the Neighbourhood Plan, and to give reasons for this opinion.

## 2. Main Modifications Proposed

The main changes proposed as part of the review of the Pimperne Neighbourhood Plan were shown in purple in the published Regulation 14 (pre-submission consultation) draft. Other changes were very minor in nature, such as factual updates such as in relation to the name of the Local Planning Authority (now Dorset Council) and progress on the Local Plan and Blandford Plus Neighbourhood Plan, and improvements to the clarity of phrasing.

*The main changes proposed to the plan are summarised below:*

Main change	Policy
1) more information on design for better energy efficiency / zero-carbon standards	LDC: Locally Distinct Character
2) more encouragement of tree planting, and spaces for trees in new developments	LDC: Locally Distinct Character
3) more information on parking standards	LDC: Locally Distinct Character
4) inclusion of a requirement for affordable housing for sale (such as starter homes) on larger developments - as required by national policy	MHN: Meeting Housing Needs
5) updates to reflect the closure of the shop and the Farquharson Arms pub	CF: Community Facilities
6) reference to the intention to implement a 20mph speed limit for the village west of the A354	DC: Developer Contributions for Social Infrastructure
7) factual updates to housing numbers - completions and permissions	supporting text only
8) clarification of purpose of settlement boundary	Policy SB: Settlement Boundary

*No changes were proposed to the remaining policies:*

- Policy LC: Landscape Character
- Policy LGS: Local Green Spaces
- Policy LWCPS: Local Wildlife Corridors and Protected Species
- Policy MEN: Meeting Employment Needs

### *Post Regulation 14 updates*

The responses to the pre-submission (Regulation 14) consultation indicate that there is no obvious need to amend the plan significantly. The main changes to policy wording as a result of this stage of consultation were:

- Policy LC: clarification of the context of exceptional circumstances with reference to major development within the AONB, in line with national policy, and inclusion of references to the International Dark Sky Reserve status of the Cranborne Chase AONB. Amendments reflecting the concerns raised by the AONB in respect of the open nature of land around the area on the northern

side of the A350 west of Sunrise Business Park, and its sensitivity to development, and the addition of a new criteria to highlight the need to respect the historic character of the landscape, cross-referencing the many such sites evidenced in the Dorset Historic Environment Record

- Policy LWCPs: updating of Map 4 to include the latest evidence on ecological potential within the parish
- Policy MHN: revision to the housing target to “at least 61” dwellings to reflect the findings of Housing Needs Assessment using the latest available data, and inclusion of a lower threshold for securing affordable housing.

### 3. Consideration

Pimperne Parish Council consider that the proposed modifications are **not** so significant or substantial as to change the nature of the plan.

The reasons for this are as follows:

- The changes do not look to modify the plan period
- The changes do not look to add, delete or modify the extent of any of the proposed site allocations
- A number of changes to the policies are simply reflecting factual updates, such as the loss of community facilities.
- Whilst Policy MHN: Meeting Housing Needs includes amendments to the consideration of thresholds and mix of affordable housing, the existing policy was advocating the need for affordable housing in line with the Local Plan and national planning policy. The changes are aligned with national planning policy and as such do not introduce a ‘new’ consideration, given that national planning (the NPPF) is a material planning consideration and has been updated since the adoption of the Local Plan and made Neighbourhood Plan.
- Whilst Policy LDC on Locally Distinct Character includes three additional criteria, these relate to design considerations and are aligned with that policy and the greater emphasis on design advocated through the latest iteration of national planning policy.
- Whilst Policy LC on Landscape Character includes an additional criteria relating to the historic character of the landscape, this is a key characteristic of the AONB and is aligned with strategic policy and the importance of valued landscapes and heritage assets referenced in national planning.