

Examination of the Purbeck Local Plan (2018-2034)

I have now had the opportunity to consider the representations submitted on the consultation on the proposed Main Modifications to the Purbeck Local Plan and associated documents, the Council's consultation response document and the issues raised by the Council in that document.

I note that the Council indicates that in the course of reviewing the responses on the proposed Main Modifications it has identified what it considers to be substantial issues relating to policies V2 and I5 as they relate to the release of land from the Green Belt and the delivery of a holiday park and strategic SANG at Morden Park and that in order to address these it considers there is the need for further revisions to the proposed Main Modifications to the above policies, their supporting text and to other references to these policies in other parts of the Plan.

The Council indicates that it considers that the further revisions needed would delete references to the release of Green Belt land for holiday homes at Morden Park and the delivery of a holiday park at Morden Park and has invited me to consider making these revisions as further Main Modifications.

For me to consider the potential for further Main Modifications to address this matter the Council would need to clarify the following:

- the rationale and evidence underpinning its conclusion regarding the release of Green Belt land and the delivery of a holiday park at Morden Park.
- whether its position on the need for a strategic SANG to underpin sustainable housing delivery in the north of the area covered by the Purbeck Local Plan, and its contention that without the SANG it would not be able to demonstrate that a significant proportion of the new homes that are needed could be delivered, has changed since its evidence to the hearing sessions held in 2019. If the Council's position on the above has changed the Council is requested to explain the rationale for this. Alternatively, if it has not changed, it will be necessary to understand where the strategic SANG would be provided and how its delivery would be facilitated.
- Natural England's position on this matter. I would require the Council to prepare a Statement of Common Ground with Natural England.

If the Council decides to provide me with the above information, there will be a need for further consultation on the additional Main Modifications and on any potential different site for the SANG. It may also be necessary to hold further

hearing sessions on this matter to fully examine the evidence and to ensure that interested parties are not prejudiced.

It seems to me that this is likely to be a lengthy process during which I am concerned that the evidence base relating to other parts of the Plan will be becoming increasingly out of date.

In addition, this will inevitably result in further expense to the Council and delay the adoption of the Plan. I am also mindful that the Council is progressing work on the Dorset Council Local Plan which is intended to be adopted by Spring 2023, ahead of the timeframe for the adoption of such plans as indicated under the local government reorganisation consequential arrangements, and that once adopted the Dorset Council Local Plan will replace the Purbeck Local Plan.

Therefore, whilst I do not suggest this lightly, the Council may, in the light of the above, wish to consider withdrawing the Purbeck Local Plan from examination as a potential way forward.

If the Council wishes to continue to provide me with the information I would need to progress the examination of the Plan, as set out above, it is requested to set out a timescale for the submission of the further evidence.

I am aware that further to my letters dated 24 March 2021 and 20 April 2021 I am still to provide the Council with a view on how to proceed on the matter of the updated local housing need figure for Purbeck. However, I intend to await further clarification from the Council on the issues raised above in relation to policies V2 and I5 as they relate to the release of land from the Green Belt and the delivery of a holiday park and strategic SANG at Morden Park before responding on this matter.

Beverley Doward

INSPECTOR

10 June 2021