

Susan Heywood and Gareth
Wildgoose
Inspectors
The Planning Inspectorate
By e-mail only

Date: 18 November 2022
Ref: Purbeck Local Plan
Officer: Mike Garrity
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Dear Ms Heywood and Mr Wildgoose,

The Purbeck Local Plan

We are writing regarding the examination of the Purbeck Local Plan and in response to your letter of 1 November 2022. Our letter explains how we intend to respond to the actions/queries which your letter raises.

Nutrient neutrality

Inspectors' action/query: Can the Council please update us on the likely timescale for finalising this work and submitting a Statement of Common Ground?

We have finalised a joint position statement on nutrient neutrality for 'qualifying development' in Poole Harbour catchment and shared this with Natural England for their comment. We hope that this statement should be finalised and ready to share with the Inspectors shortly. We will keep the Inspectors up to date with progress in finalising this statement and advise of any delays or issues.

Habitats Regulation Assessment and Sustainability Appraisals

Inspectors' action/query: Can the Council please update us on the current position with this work and a likely timescale for completion?

We have begun work on the addendums to the Habitats Regulation Assessment and Sustainability Appraisal. This work needs to be informed by the joint position statement between the council and Natural England. We plan to finalise work on the addendums at around the same time as the joint position statement. We will keep the Inspectors up to date on preparation of these documents and any delays or issues.

Housing land

Inspectors' query/action: Can the Council please consider and respond with a recalculated local housing need figure using up to date figures if necessary.

Please find enclosed an updated local housing need assessment for the Inspectors consideration. The assessment is based on the latest published data.

Policies I5 and V2 (Morden Park)

Inspectors' query/action: Could the Council please revisit Policies I5 and V2 now and advise us whether the Interim Mitigation Strategy needs to be updated to take account of the revised timetable for the Dorset Local Plan. In that context, the Council should also consider any reasonable options (including any further modifications should they be necessary) that could enhance the deliverability of the Suitable Alternative Natural Green Space (SANG) at Morden Park.

Please find enclosed an 'annual monitoring paper' relating to the priority mitigation projects in our interim mitigation strategy (FMMCD1). The paper provides an update on delivery of these projects, considers the implications of the delay to the adoption of the Dorset Council Local Plan for the interim strategy, and the need for options to enhance delivery of the strategic Morden Suitable Alternative Natural Green Space (SANG).

We are satisfied that the interim mitigation strategy can provide necessary and effective mitigation over an extended interim period between 2018/19 to 2025/26. Where required, we also consider that there are effective options for delivering further mitigation toward the end of the extended interim period without the need for Main Modifications to Policies V2 or I5.

Other outstanding matters

Inspectors' query/action: In our letter of 19 August 2022, we asked the Council to consider the implications, if any, of nutrient pollution for the delivery of employment land. Could the Council please consider whether there are any implications for the Plan and whether any further modifications may be needed?

Please find enclosed a paper examining the implications of Natural England's updated guidance on nutrient pollution for the delivery of employment land. We do not consider that the guidance presents any further implications for the policies or employment land allocations in the emerging local plan.

We have noted the Inspectors' advice and guidance in respect to the proposed modifications to Policy I6 and the further consultation. We will await further direction on the scope and timing of the consultation after the Inspectors have considered the joint position statement on nutrient neutrality and the addendums to the Habitats Regulation Assessment and Sustainability Appraisal.

Yours sincerely,

Mike Garrity
Head of Planning