

Topic Paper on Relevant Development Plan Policies

Land west of Church Hill and land off Butts
Close and Schoolhouse Lane, Marnhull

Our ref: BS-2897
LPA ref: P/OUT/2023/02644
Appeal ref: APP/D1265/W/24/3353912

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1.0 Introduction and Purpose

- 1.1 This Topic Paper has been jointly prepared by Mr. P. Crocker (the Appellant) and Dorset Council (the Council) concerning the appeal on land west of Church Hill and land off Butts Close and Schoolhouse Lane, Marnhull, Dorset.
- 1.2 The purpose of this Topic Paper is to confirm the agreed position of both parties in terms of the 'most relevant development plan policies'.

2.0 Development Plan Context

- 2.1 In this instance, the Development Plan comprises:

- North Dorset Local Plan Part 1 January 2016
- Saved policies of the North Dorset Local Plan 1st Revision January 2003

- 2.2 The former North Dorset area, the North Dorset Local Plan (NDLP) Part 1 was adopted in January 2016. The 'agreed' most important policies in the NDLP for the determination of the appeal are:

Policy 1- Presumption in Favour of Sustainable Development [CD3.001]

Policy 2 – Core spatial strategy [CD3.001]

Policy 5 – The historic environment [CD3.001]

Policy 6 – Housing distribution [CD3.001]

Policy 8 – Affordable housing [CD3.001]

Policy 11- The Economy [CD3.001]

Policy 12 – Retail, Leisure and Other Commercial Developments [CD3.001]

Policy 20 – The countryside [CD3.001]

- 2.3 The following policies are relevant only if the S.106 (reason for refusal no. 5) is not agreed between the parties:

Policy 4 – The Natural Environment [CD3.001]

Policy 13 – Grey infrastructure [CD3.001]

Policy 14 – Social infrastructure [CD3.001]

Policy 15 – Green infrastructure [CD3.001]

Saved policies in the North Dorset Local Plan 1st Revision January 2003

- 2.4 Of most relevance is the settlement boundary map for Marnhull which was carried forwards to the NDLP (2016). This is confirmed at Appendix B. within the NDLP (2016): “Removal of Settlement Boundaries, which confirms at B.1 that the settlement boundary around Marnhull (inset Map 28) is retained”. The settlement boundary for Marnhull can be found at [CD3.002]. B.2 of this appendix confirms that:

“These settlement boundaries will continue to be used for development management purposes alongside the proposals for housing and employment growth and regeneration, as set out in Policies 16, 17, 18, 19 and 21 of this document until reviewed either through the North Dorset Local Plan Part 2 or a neighbourhood plan.”