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Sent: 22 December 2017 21:19

To: pimperne@dorset-aptc.gov.uk

Subject: RE: Pimperne Neighbourhood Plan

Dear Pimperne Neighbourhood Planning Group,

Thank you for your consultation on the pre-submission version of your Plan. It is good to see the range of consultation and evidence gathering carried out in the production of the plan and the resulting evidence base on matters such as Housing Need and Local Green Space. I have provided some comments below which should assist you as you move towards producing the submission version. Please note that comments regarding conservation matters are to be provided separately by the Conservation team.

Strategic Environmental Assessment

The assessment of reasonable options does not appear to have fully explored the options of the Plan allocating different amounts of land in relation to the housing need identified especially given the environmental constraints present in Pimperne. It is not clear whether the implications of the draft policies have been fully considered, in particular with regard to the number of housing proposed –see comments below.

It is important that concerns raised by the consultees are fully explored and appropriate updates and adjustments are made to the SEA and draft plan. In particular I note the need for some further assessment work highlighted by Historic England.

Draft Plan

On Page 2 of the Draft Plan reference is made to infrastructure funding (CIL). North Dorset District Council (NDDC) are keeping CIL under review and at this point it has not been adopted. In the interim necessary planning obligations continue to be secured by Section 106 agreements.

There are a number of phrasing issues in the wording of policies which reduces their clarity. It may be beneficial to break down some elements into separate points and to ensure that the geographical scope of policies are properly established. A number of elements also serve to repeat local or national policies.

Policy MHN: Meeting Housing Needs

The Policy states that provision is made to achieve a target of 40 to 45 additional homes on the basis of housing need however the effect of the draft allocations results in the provision for 56-57 houses over the plan period. No justification is provided for the provision of housing above the level of need identified and it is unclear whether this is in accordance with the findings of the SEA or whether further analysis is needed.

Further consideration should be given to this policy alongside the proposed allocations following the analysis of consultation responses and any updates to the evidence base and assessments.

Policy HSA1: Land East of Franwill Industrial Estate:

F - it is currently unclear what is considered to be necessary improvements required for safe pedestrian access. It is important that the consideration of conditions and obligations reflect legislation and national policy, for example to ensure that all obligations are necessary to

make the development acceptable in planning terms. There are also viability / feasibility implications which need to be considered.

H - The policy in its current form is not explicit regarding the relationship between the allocation and adjoining employment site. If the suitability of housing on this site is dependent upon cross-subsidy of employment enhancements this would need to be considered in more detail and the reasoning and justification provided.

Policy HSA2: Land North of Manor Farm Close

E – as above, necessity needs further examination.

Policy HSA3: Land West of Old Bakery Close

It is unclear why the phasing element is considered a requirement for the allocation / application. Evidence regarding the basis for phasing would be needed in order for it to be retained within a policy.

Following your review of responses received in this consultation I would be happy to discuss the draft plan further as you move towards a submission version.

Kind Regards,

Allan Bennett

Planning Policy Officer

Dorset Councils Partnership

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