

INDEPENDENT EXAMINATION OF THE PUDDLETOWN NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Anna Bendall
Clerk to Puddletown Parish Council

Joanne Langrish Merritt
Dorset Council

Examination Ref: 02/AM/PNP

23 September 2020

Dear Ms Bendall and Ms Langrish Merritt

PUDDLETOWN NEIGHBOURHOOD PLAN EXAMINATION

Having carried out my visit to the Puddletown Neighbourhood Plan (PNP) Area, I have identified some matters on which clarification from the Puddletown Parish Council (PPC) and Dorset Council would assist me in my examination of the PNP. May I request the submission of responses to my questions below **within two weeks** of the date of this letter, although an earlier response would be most welcome.

European Sites

Question to Dorset Council

1. The Puddletown Neighbourhood Plan HRA Screening Report (September 2018) identified potential impacts upon the Poole Harbour and Dorset Heaths/Heathlands European sites. Therefore, it was recommended that an Appropriate Assessment (AA) was completed. The Regulation 16 consultation response from Natural England (NE) dated 6 August 2020 states that Dorset Council has completed an AA, although the phrase immediately preceding the bullet points in the NE representation and some of the content of the bullet points imply that the AA is not yet complete. I would be grateful for a link to the AA and a link to the April 2020 consultation response of NE referred to by Dorset Council.

I note that the helpful email of 9 September 2020 from Dorset Council commented that the PPC are working with NE and Dorset Council to produce a Statement of Common Ground (SOCG) in response to issues raised as part of the regulation 16 consultation and that it would be likely to take around a month for the SOCG to be finalised. I look forward to receiving a copy.

However, in the meantime, I would be grateful for views on the following observations. The catchment of Poole Harbour is shown on Figure 4.2 (page 15) of the HRA Screening Report September 2018. The catchment includes Dorchester, Wareham as well as significant areas of Poole and it seems to me that a policy applying to development throughout the catchment area would be strategic and, if in the relevant Local Plan, one to which the PNP should generally conform. Indeed, Policy ENV2 of the West Dorset, Weymouth and Portland Local Plan 2015 which covers the PNP area considers the effects of development on the

European sites in Poole Harbour. Similar considerations could apply to the Dorset Heathlands.

Therefore, I would be grateful for comments from Dorset Council on whether Policy 7 is more appropriate for the Dorset Council Local Plan and not the PNP.

Defined Development Boundary (DDB)

Questions to PPC

2. Please could the land with planning permission for residential development at Lanes End be shown on Map 7 showing Land Uses and the DDB?
3. Please could a map be supplied showing the current DDB, extended by any adjacent planning permissions for built development?
4. The Regulation 16 consultation response from Battens (Solicitors) concerns land at The Coombe House, Whitehill. Please could the PPC comment on why the land has been excluded from the DDB?

Housing

5. Dorset Council has recommended removing the reference to Northbrook Farm as a reserve housing site and showing it as an allocation. Does the PPC have any views on this?

Locally Important Buildings

Question to Dorset Council

6. What is the evidence to justify adding No.16 Mill Street, Northbrook Farm/Orchard Cottage and 5-6 Northbrook to Table 3 Locally Important Buildings?

Question to PPC

7. Does the PPC have any views about adding those buildings to the list?

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner