



ARNE NEIGHBOURHOOD PLAN CONSULTATION STATEMENT JUNE 2019

Contents

Introduction.....	1
Evidence gathering consultations.....	2
Pre-Submission Draft Plan consultation.....	3
Appendix A.....	4
Appendix B.....	28
Appendix C.....	29
Appendix D.....	30
Appendix E.....	49

Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted
- (c) Summarises the main issues and concerns raised by the persons consulted
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

The aims of the Arne Neighbourhood Plan consultation process were:

- to ensure that the Plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;
- to ensure that consultation events took place at relevant points in the process where decisions needed to be taken;
- to engage with as wide a range of people as possible, using a variety of events and communication techniques; and
- to ensure that results of consultation were fed back to local people and available to read in hard copy and on-line via the Parish Council's web site.

Evidence gathering consultations

In July 2013, a flier was put on notice boards throughout the parish explaining what a Neighbourhood Plan is, how it will affect the community and asking for volunteers to assist with its production.

In February 2014, the Neighbourhood Plan Steering Group met for the first time, consisting of Parish Councillors and members of the community, and the sub groups were set up.

On Thursday 24th April 2014, a Neighbourhood Plan Information Evening was held and 81 residents of the parish attended. A presentation was given by an officer from Purbeck District Council (PDC), explaining the purpose of a neighbourhood plan.

Comments made at the Information Evening indicated a preference for small scale, low density developments spread over a number of sites with gardens or allotments. Concerns were also raised regarding the strain development could put on the existing infrastructure, which was seen as a major issue.

In September 2014, a survey was hand-delivered to every household in the parish and 326 responses were received. This was then followed by a public meeting on the 12th November 2014, attended by 60 residents, to publish the findings from the survey. Appendix A sets out the survey findings.

A newsletter was subsequently published and issued to all residents who had previously expressed an interest to be kept informed and had supplied an email contact. The newsletter was also published on the Parish Council web site and posted on all the notice boards in the parish. Appendix B shows the newsletter. Similar newsletters were published providing further updates later in the year.

Throughout 2015, policies were created based on the information received from the 2014 consultation and continual meetings of the Steering Group were held with the assistance of PDC. The housing group also assessed the potential sites identified in the Strategic Housing Land Availability Assessment (SHLAA) at that time to identify those sites that would meet the higher level requirements identified and could also meet the aspirations of the community as identified through the earlier consultations.

In March 2016, the Housing Group reported that they had been approached by a developer regarding the Stepping Stones field. This site, together with the site north of West Lane and also the site at Scott Close, had scored reasonably well in the earlier assessment. The Scott Close site however was within the 400m heathland buffer and as such was ruled out for housing.

In June 2016 drop-in sessions were held on the 21st and 22nd June. These concentrated on the sites likely to be most suited (Steppingstones and the land to the north of West Lane) and also land at Worgret (as this had been put forward as a potential option for major growth in the Local Plan Review) asking residents for their opinions on the three sites. 154 residents attended the drop-in sessions and all comments were recorded. A full list of all responses can be found in Appendix D. On the basis that the plan may be allocating sites, a Strategic Environmental Assessment (SEA) scoping consultation was run from 30 June 2016 for 5 weeks, with emails sent to the statutory consultees, Purbeck District Council and Dorset County Council.

Subsequent meetings with both residents and PDC (including concerns raised in respect of flood risk and updates to the SHLAA) led to the decision that a criteria-based approach to further development would be preferable to site allocations.

Pre-Submission Draft Plan consultation

In November 2017 the first full draft of the Neighbourhood Plan was produced. This continued to be worked on with the assistance of PDC, including discussions with Natural England given the environmental sensitivity of the area. An SEA Screening was initially undertaken in March 2018 indicating that an SEA was likely to be required, but following further discussions over the Summer, which sought to address the potential adverse impacts of the plan through changes to the criteria-based policies (including advice from Natural England regarding limiting the small site size to no more than 6 dwellings and clarifying that no additional dwellings (including C2) would be permissible within the 400m buffer), the screening opinion was updated to conclude that an SEA would not be required. However, in light of the then recent ECJ ruling (*People Over Wind & Sweetman v Coillte Teoranta (Case C-323/17)*) which concluded that the avoidance/mitigation cannot be taken into consideration when considering the Likely Significant Effects of proposals on European wildlife sites, Natural England then advised that an Appropriate Assessment would be required.

A final draft of the Neighbourhood Plan was agreed for consultation in December 2018. A flier was produced (Appendix C) and issued to every household in the parish as well as being posted on the Parish Council web site and in the notice boards. The consultation period ran from the 7th December 2018 to 25th January 2019 (although late responses were still considered) and included statutory bodies as well as all residents. 17 responses were received from local residents (one of which was anonymous and one simply regarding the use of photographs). Late written representations were also received from Terence O'Rourke Ltd representing the Rempstone Estate (a major local landowner) and from Origin3 representing Halsall Homes (who have a specific land interest relating to land at Steppingstones Field and indicate that they have recently submitted a planning application for up to 30 homes on that site). The main issues raised by consultees regarding the pre-submission consultation are listed in Appendix D.

Purbeck District Council produced the Habitats Impact Assessment Screening and Appropriate Assessment for Arne's Neighbourhood Plan in February 2019 in consultation with Natural England. Having considered the matter further Purbeck District Council advised that in the light of the need for an Appropriate Assessment it would be prudent to also complete an SEA. The consultation on the SEA ran from 15 April 2019, and was originally intended to run for 3 weeks to 7 May 2019. It was sent out via email to the statutory consultees including all those consulted on the pre-submission draft plan, and publicised on the website, but on 5 May the consultation was extended to 29 May due to problems with the website meaning that the consultation material had not been properly displayed (the website was updated on 5 May to rectify this error). The main issues raised by consultees regarding this consultation are listed in Appendix E.

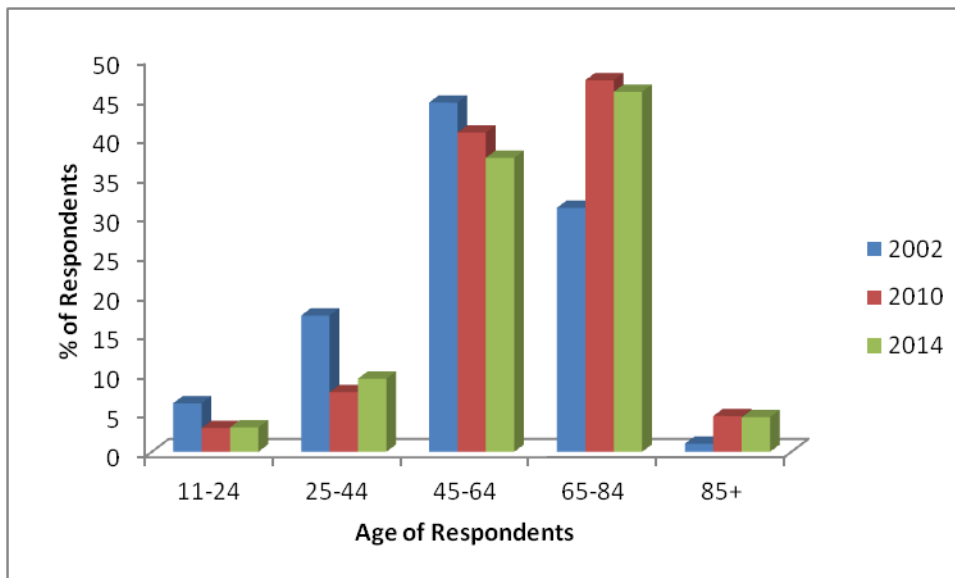
Appendix A

Arne Parish Survey 2014 – Preliminary Report (22.10.2014, revised 29.10.14)

This preliminary survey is to inform the Neighbourhood Plan Committee on 29 October and the Parish Meeting on 12 November 2014, after which it will be re-written, with diagrams adjusted, for the final report. There were 326 responses, representing at least 294/592 households (50%).

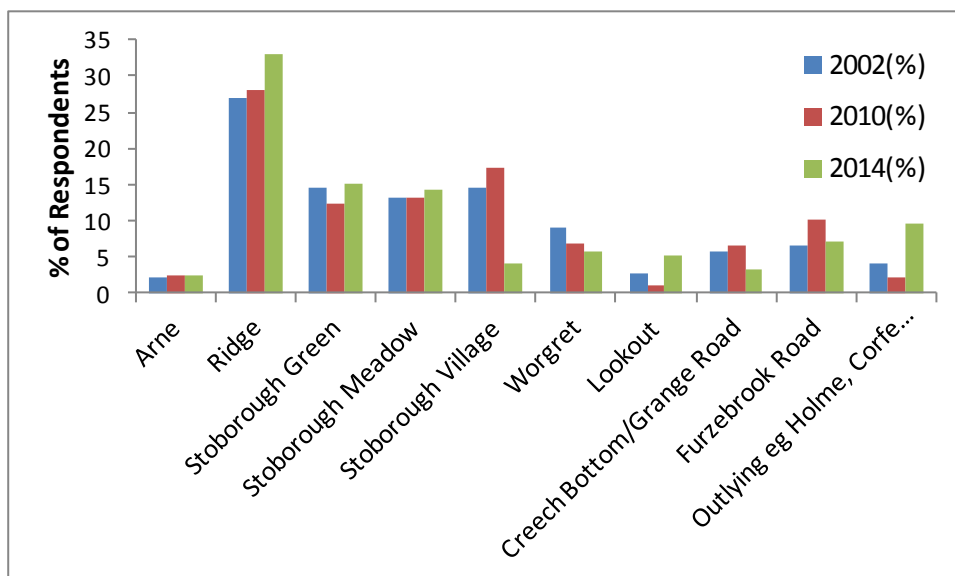
About you and your household

Q1. Please indicate your age and gender



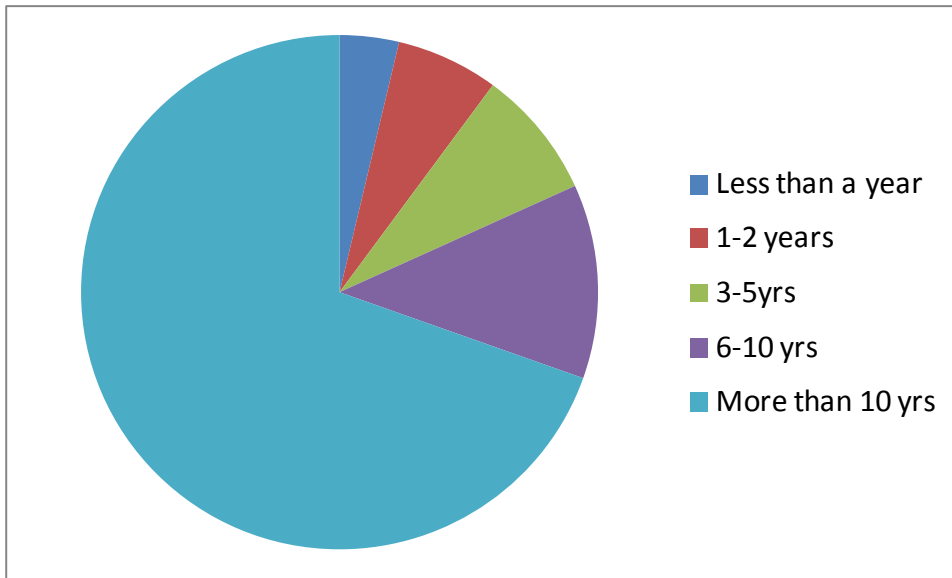
Respondent ages (and gender) were similar to the 2010 survey more over 65 than in 2002.

Q2. Whereabouts in Arne Parish do you live



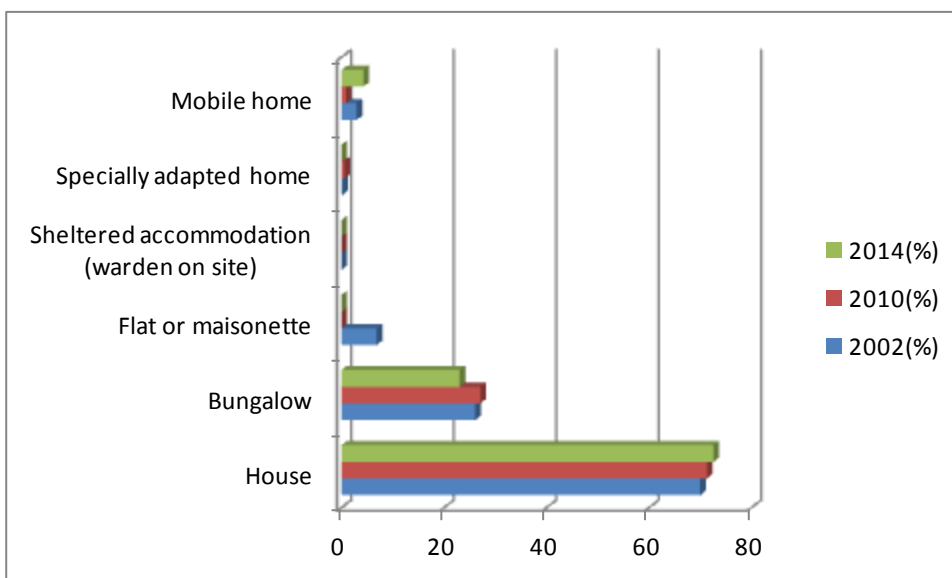
Response was generally as in previous surveys, except with better response from Ridge. An error of omitting the “Stoborough Village” category (under which any blank entries were included) may have enhanced numbers elsewhere in Stoborough and in the final (“Outlying”) category.

Q3. How long have you been a resident?



There were fewer in the 6-10-year category than in 2010, and slightly more in the long-term and short term categories, showing durable long-term residence but some pre-establishment turnover.

Q4. What sort of accommodation are you currently occupying?



With minimal change in housing stock in the Parish, any change here indicates change in response. Other aspects indicate a poorer response this time from the less wealthy residents.

Q5. What type of tenure?

	2002(%)	2010(%)	2014(%)
Private rented	4.4	4.6	5.0
Housing association rented	3.8	2.5	3.4
Owner occupied or mortgaged paid by you or close family member	87.9	87.7	87.5
Shared ownership	1	4.3	3.1

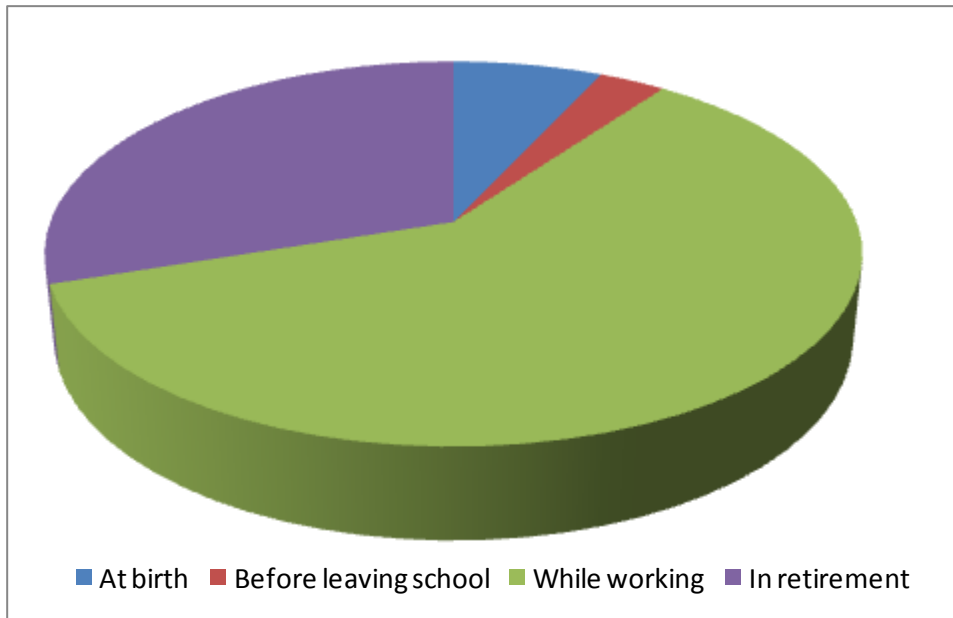
Other	2.9	0.9	0.9
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There is negligible change here: the very great majority of housing is owner-occupied.

Q6. Is this your main home?

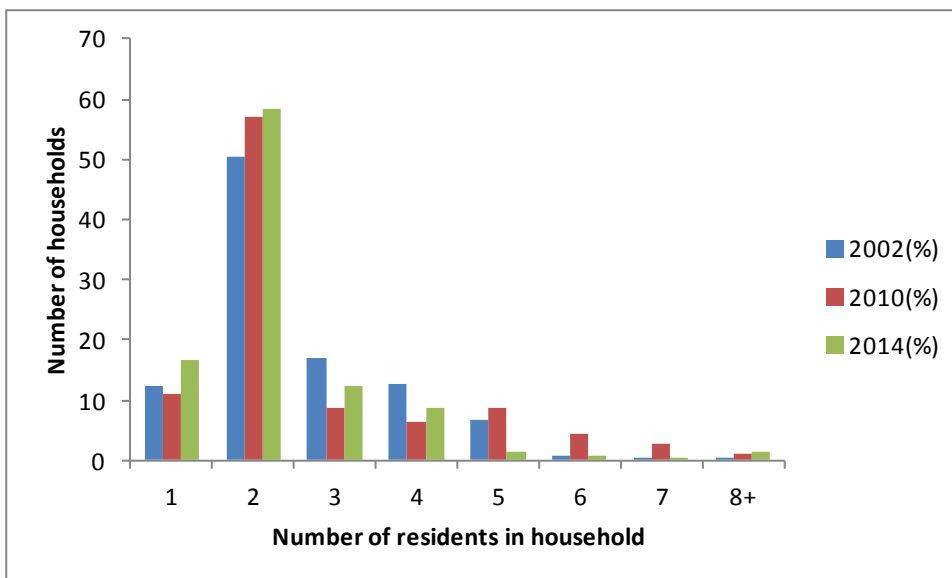
312 said yes and 6 said no; in 2010, 317 said yes and 6 no. All this may show is that 6 second home owners feel part of the community enough to respond to the survey.

Q7. If this is your main home, when did you become resident here?



Answers are based on residence in Arne Parish because answers to “in Purbeck” were treated partially as exclusive. Most people moved to Arne while working, but half as many to retire.

Q8. How many people in each age group live permanently at your current address?



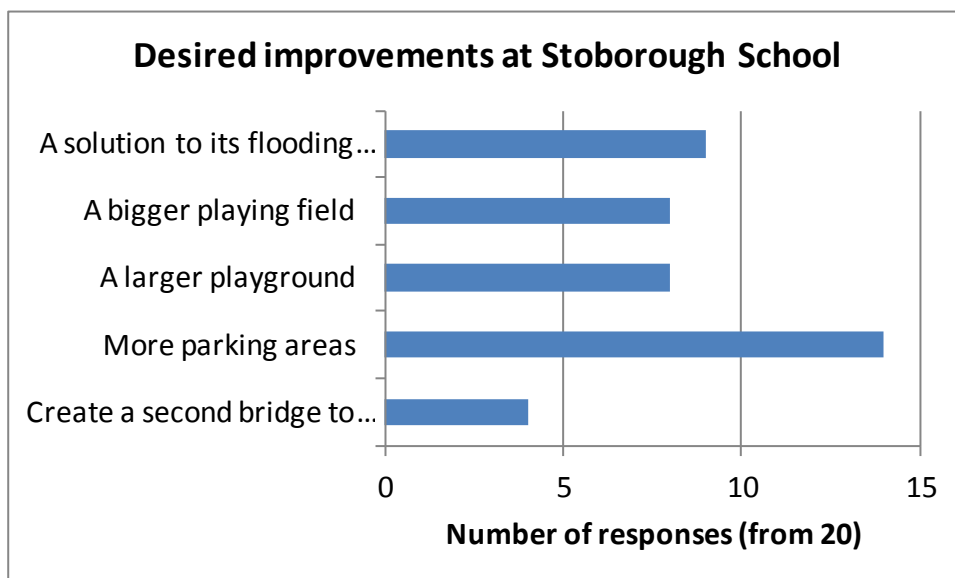
The response records fewer families of 5-7, and more single occupancies, since 2002. As a result, average household size has declined from 2.8 in 2010 (and 2.5 in 2002) to 2.3.

Q9. If there are people in your household at school, which do they attend?

Purbeck (secondary) school	26
Poole/Parkstone Grammar school.	4
Lytchett Minster school	3
Stoborough nursery and primary school	20
Wareham primary	3
Corfe primary	2
Beaucroft special school, Wimborne.	1
Swanage school.	1
Talbot Heath	1

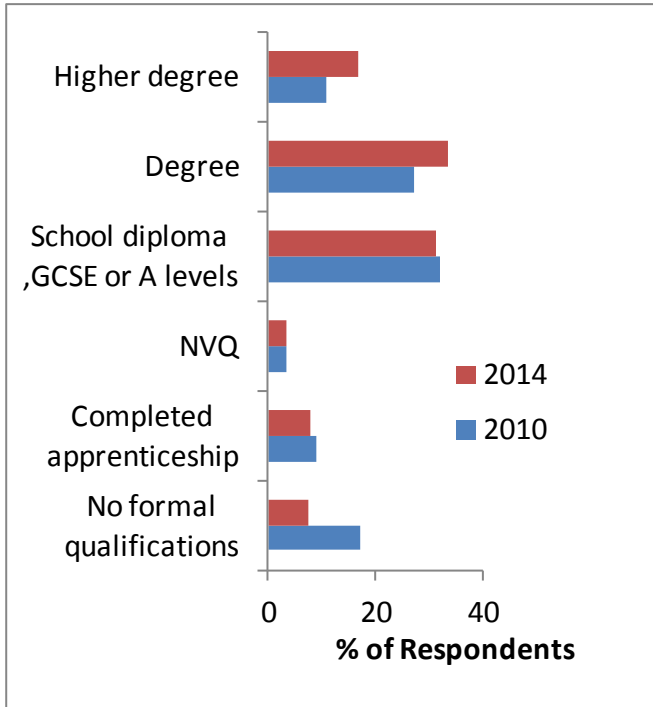
Attendance at local schools dominated, with reasons for attending other schools including both special circumstances (2) and dissatisfaction with Stoborough (4) or Purbeck (1) schools.

Q10. If your child attends Stoborough School, please tick any of the comments below that you agree with. "The school needs...":



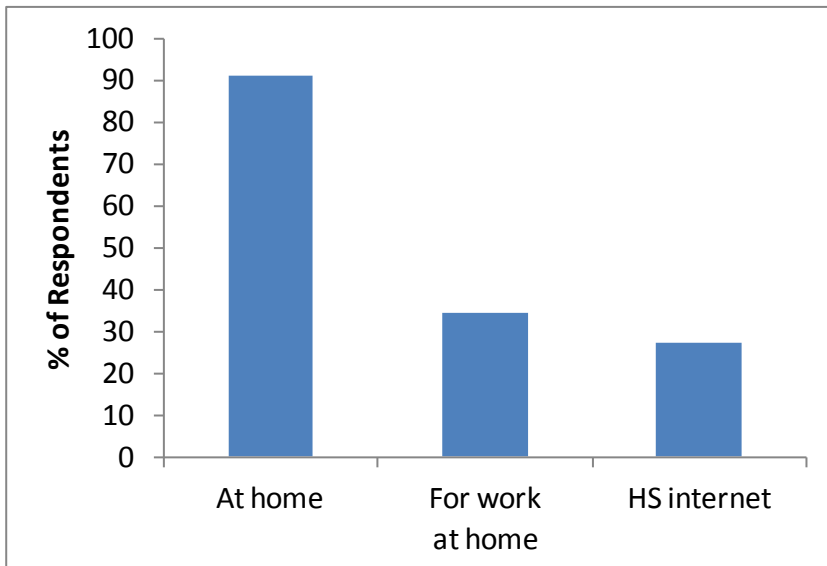
Other comments emphasised the problem with parking, appreciation of the swimming pool, and a call for more outdoor learning, community engagement and use of green energy.

Q11. What is your personal highest educational or vocational achievement?



Fewer respondents have no formal education and more have degrees than in 2010. This may reflect change of residency or of inclination to respond.

Q12. Using internet (e.g. e-mail) in your household

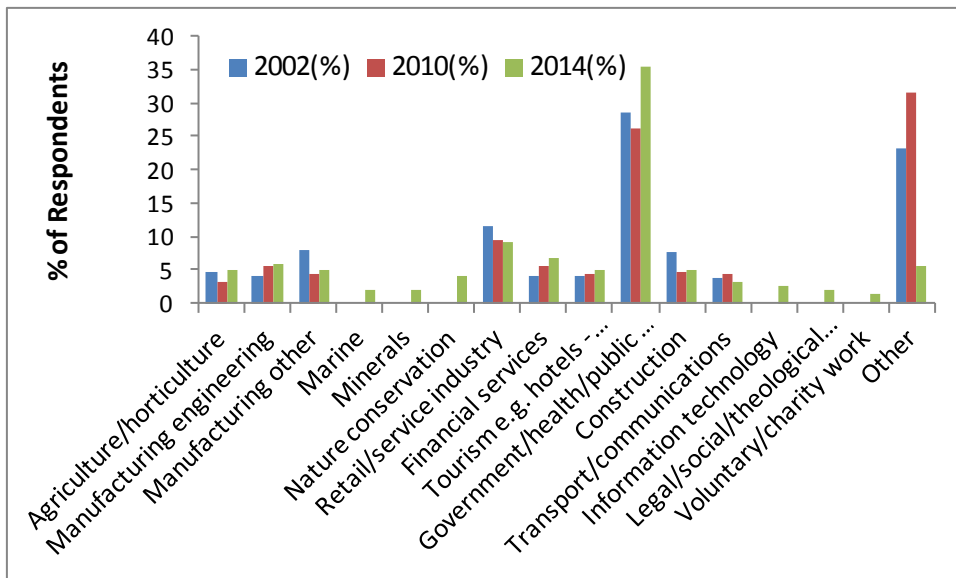


More than 90% of respondent households access the internet from home and 35% to work from home.

Q13. What is your employment status?

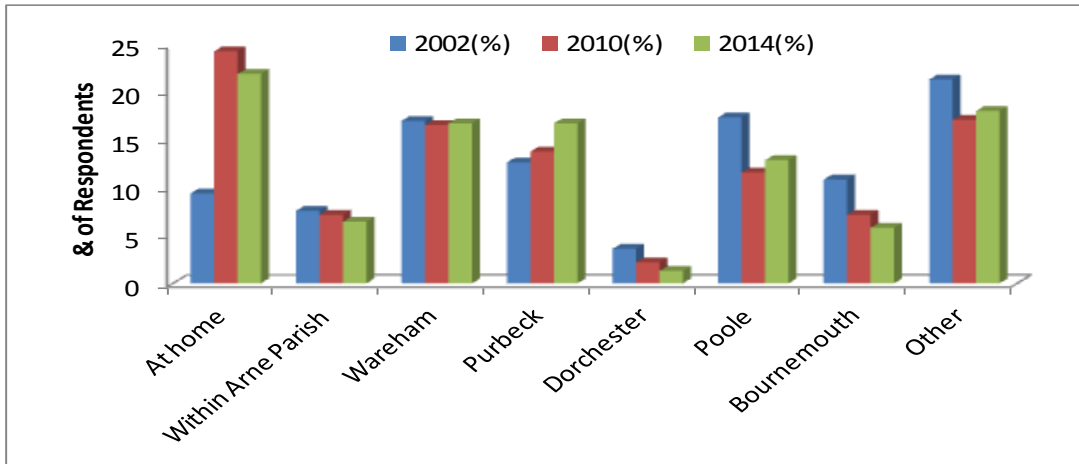


Q14. If you are or were in waged or self employment, what is or was the business

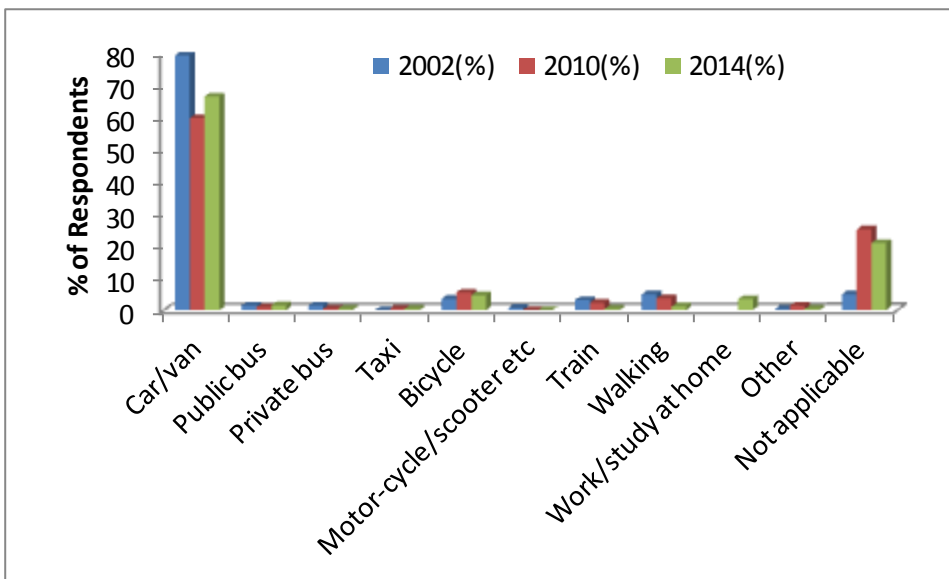


Providing the ability to list in category “other” produced many employments which could be fitted into existing categories, which reduced “other” to 13 people: 3 in management consultancy, 2 in waste management, 2 in marketing, 2 in publishing, 2 in translation, 1 heating engineer and 1 artist. IT replaced food-processing, which had no respondents now or previously.

Q15. Where is your main place of work?



Q16. What is, or would be, your main means of transport to work, training or study?



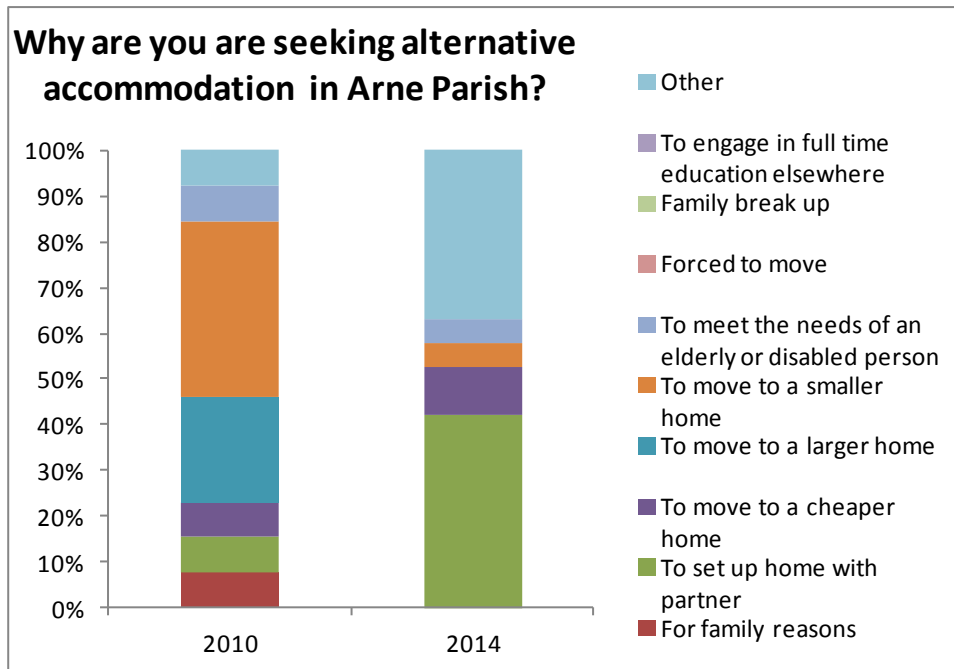
With more people working in Purbeck, and fewer in Dorchester, Poole and Bournemouth, there is less use of train and bus. However, there is also a decline in use of bicycle and walking, perhaps because employment in Arne Parish seems to have declined.

Establishing local housing need

Q17. Is anyone in your household currently in need of alternative accommodation in Arne Parish?

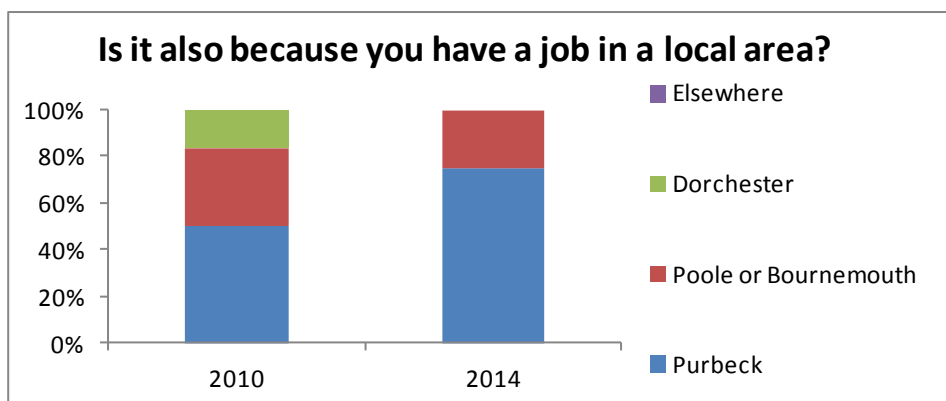
There were 25 “yes” responses, compared with 37 in 2010.

Q18. If 'Yes' please indicate the reason for seeking alternative accommodation



Since 2010, when people were most concerned with improvement moves, the dominant single issue has become setting up home with a partner.

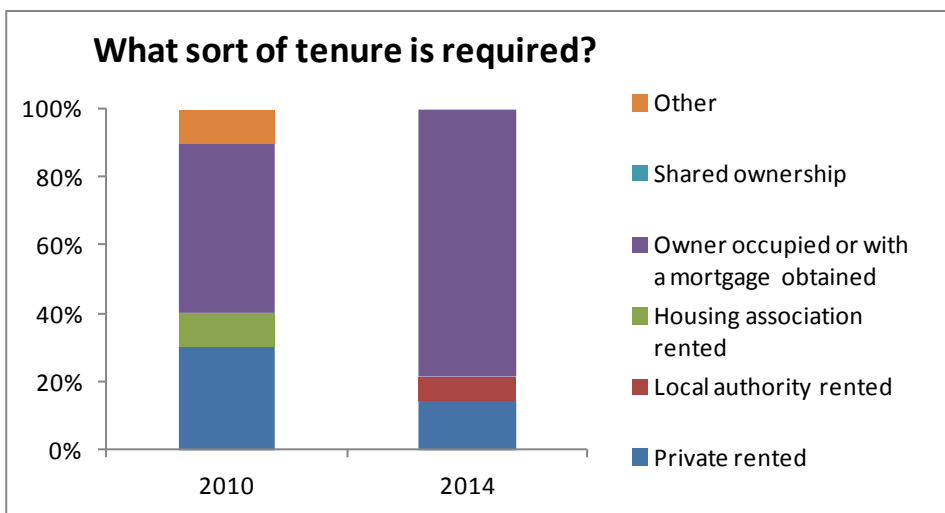
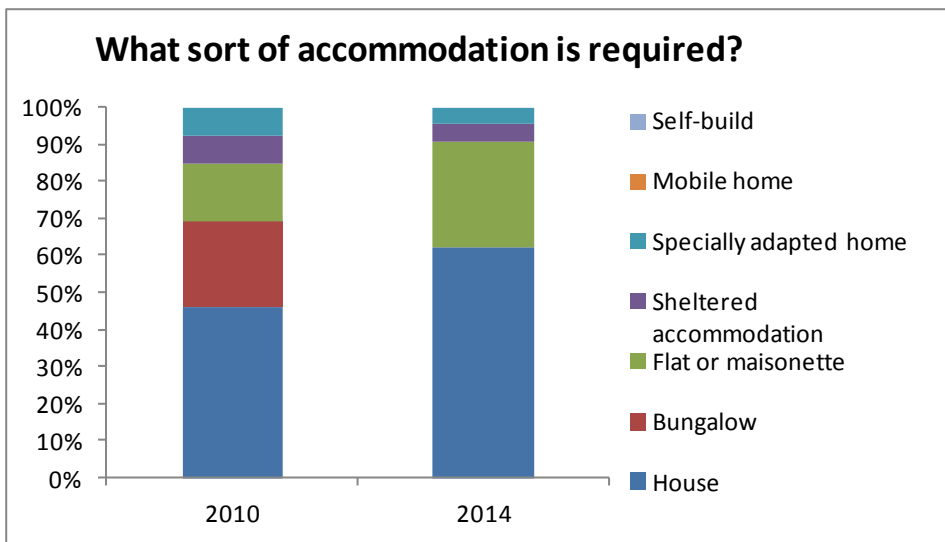
Q19. If you are seeking to move do you have a job in any of the following areas...?



The dominant employment move is now for a job in Purbeck

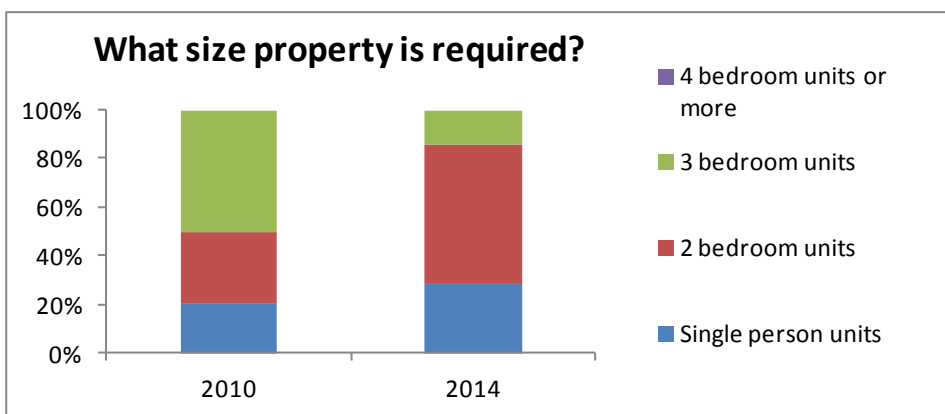
Q20. What sort of accommodation is needed?

Q21. What type of tenure is required?



A need for owner-occupied houses and flats now dominates.

Q22. Space needed in the alternative accommodation.

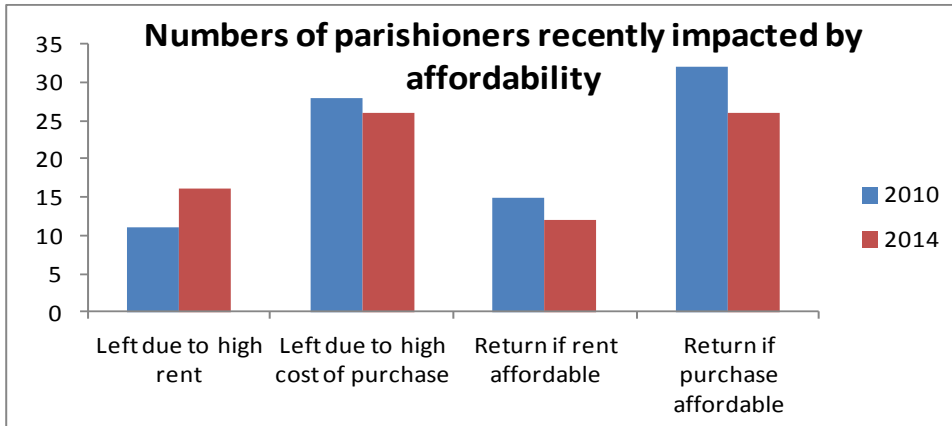


Preferably with two bedrooms or single occupancy.

Affordable Housing

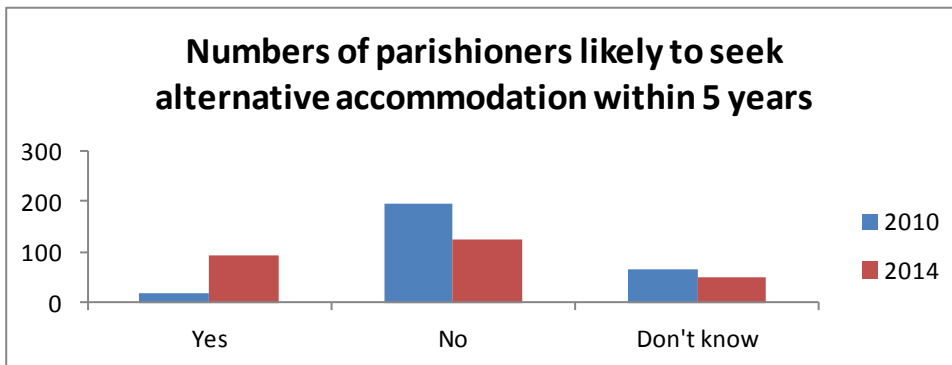
Q23. If any members of your family have moved out of the Parish, was it because they could not afford to buy or rent accommodation?

Q.24. If suitable accommodation were available would any member of your close family e.g. son, daughter, parent, not at present living in the Parish wish to return?



There is a slight decline in need to leave and wish to return since 2010, except for leaving due to high rents.

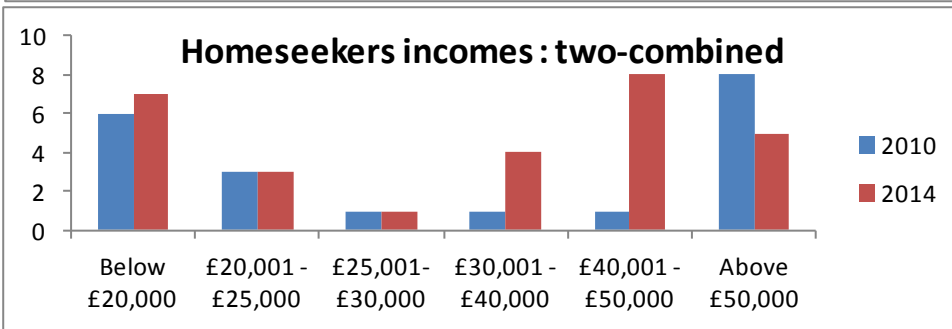
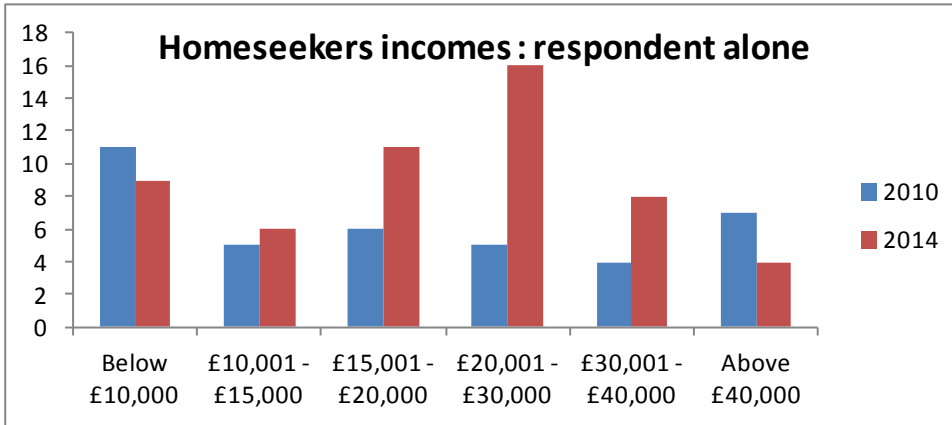
Q.25. Are you likely to be looking for housing within the next five years?



The number has increased very appreciably since 2010.

Q.26. If you are seeking alternative housing what is your own gross income

Q.27. If you are seeking alternative accommodation with another person(s), approximately what is your combined gross income?

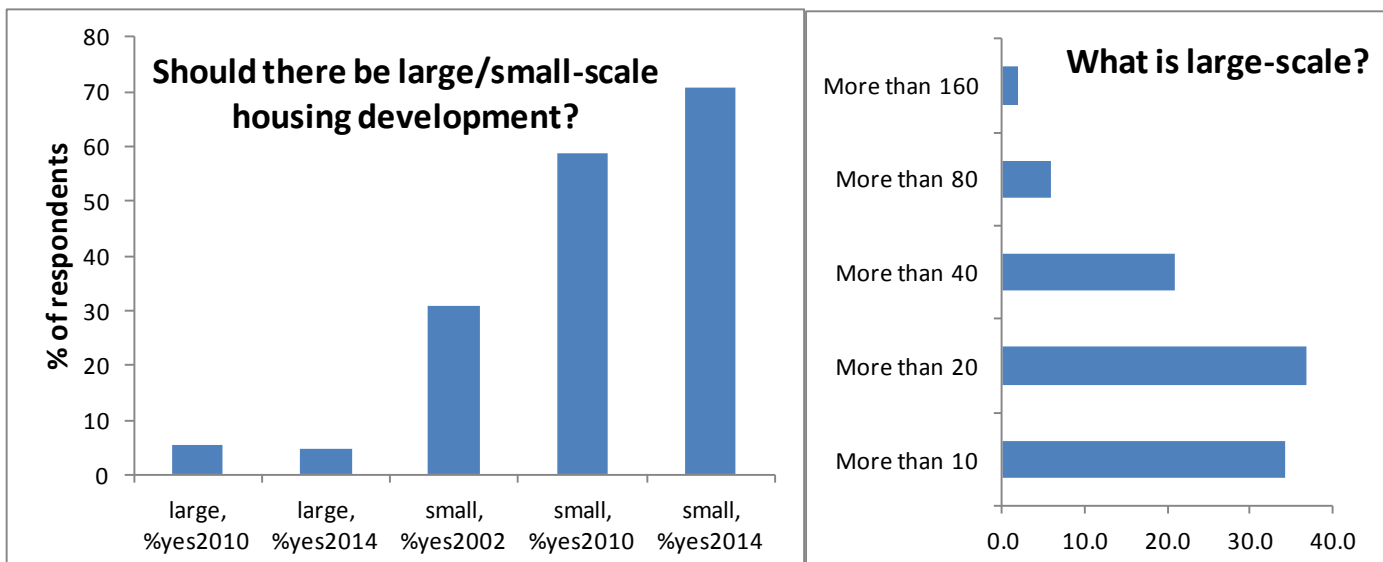


The ability of single respondents and couples to pay has increased, except in the highest income categories. The ability of couples to pay remains especially strongly bimodal, with few singletons or partners with £10,000-£15,000 seeking to move.

Q.28. Should there be future small scale housing development in Arne Parish?

Q.29. Should there be some large scale housing development in Arne Parish?

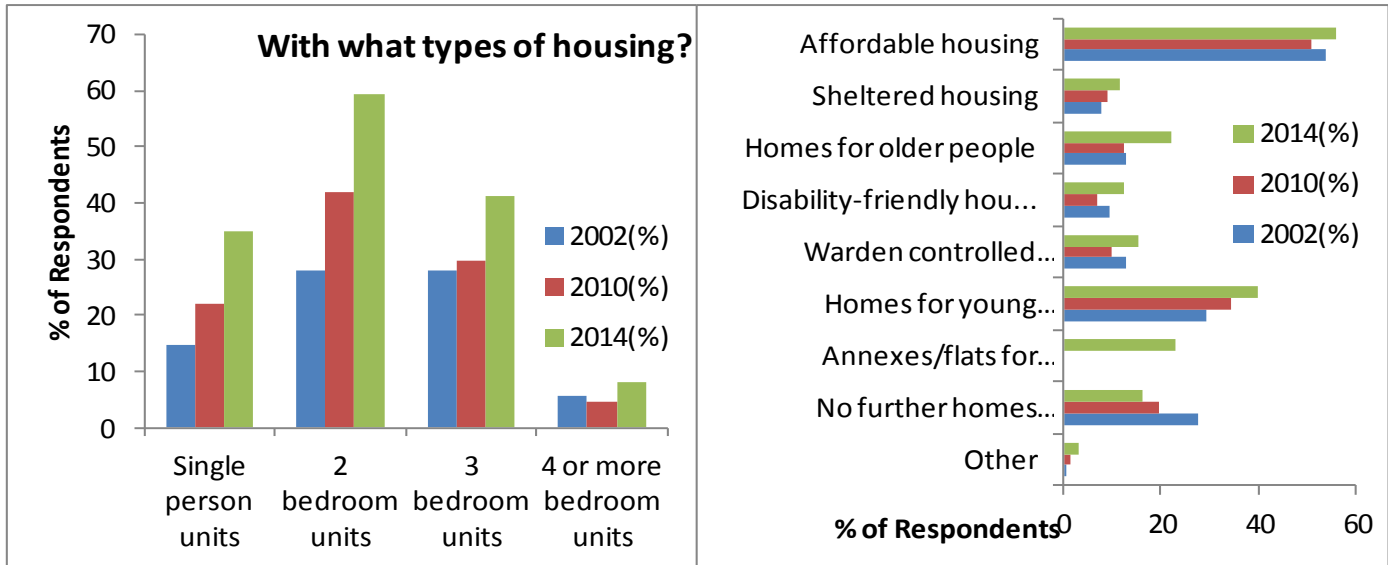
Q.30. How many dwellings in a development do you consider to be large scale



The already large opinion against large scale development (accepted by more than 90% as involving more than 40 houses), has increased. There is very strong increase, to more than 70% of respondents in favour of small development, whereas less than 5% now favour large-scale.

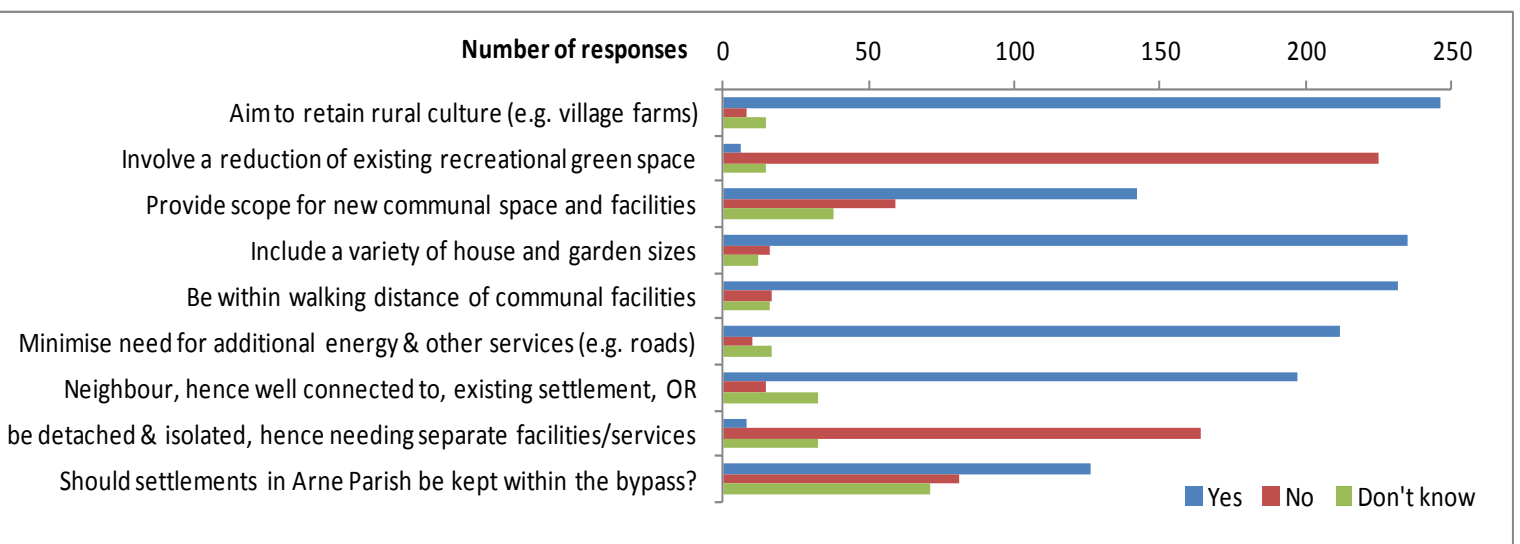
Q.31. If you approved any development, do you think Arne Parish needs any of the following?

Q.32. What kind of accommodation do you think Arne Parish needs?



Coinciding with needs of those wishing to move (Q.22), general opinion favours small houses and flats. Homes for young people, and especially affordable housing, were wanted. Annexes/ flats for young and old, given as a category for the first time in 2014, achieved notable support, with specific suggestions for “a mix of family accommodation with good sized rooms and some with granny annex (x2)”, “affordable family homes (x2)”, “which cannot be bought as holiday homes” and “with off road parking”. One suggested “bungalows - maximum of 5 developments with gardens for downsizing older adults”. Economic considerations included comments that “we strongly need to avoid the gentrification of Arne and gerification (ie. only old people have the capital to live here)” and that “the costing policy for affordable housing is that the subsidy is based on the other houses in the development; the owners struggle to afford this which is unfair”.

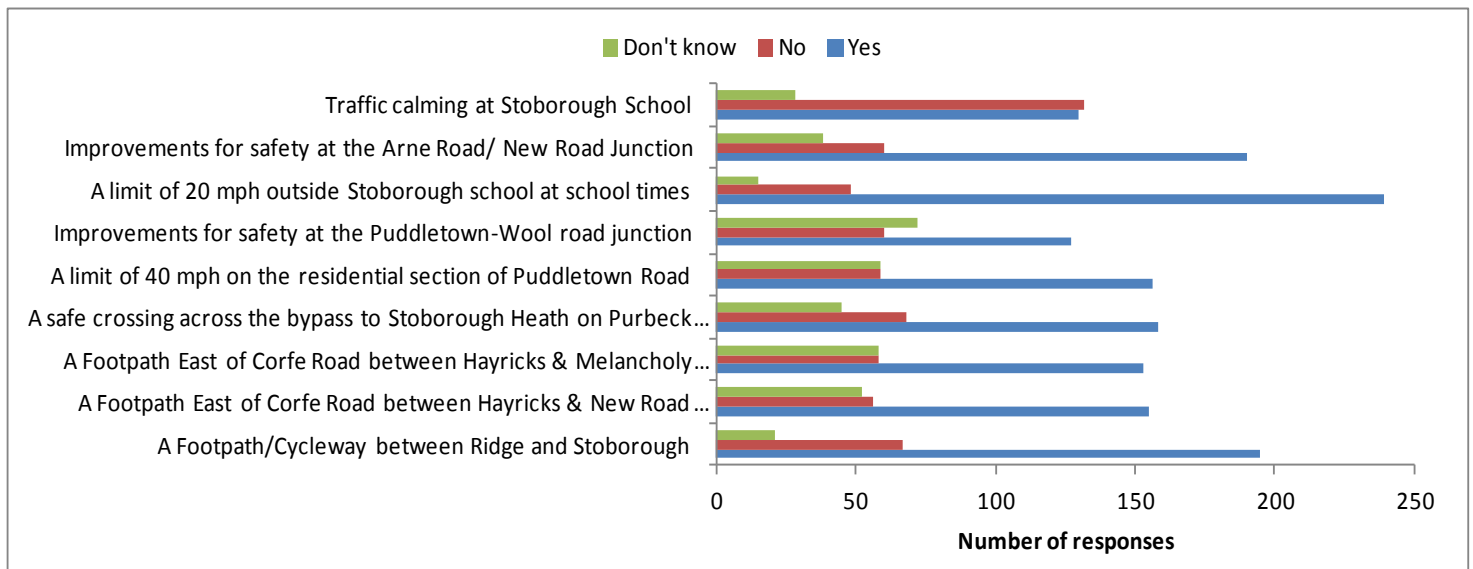
Q.33-35. In your opinion, should new development:



There was very strong feeling that new settlement should be connected to existing settlement and its facilities and not isolated, as would occur for development beyond the bypass. It should contain a variety of house and garden sizes and, as the strongest of all the responses, not harm local rural culture (e.g. farms) or existing recreational green space. A majority preferred keeping new settlement within the bypass, and it is hard to see how the other requirements could be met by small-scale development otherwise.

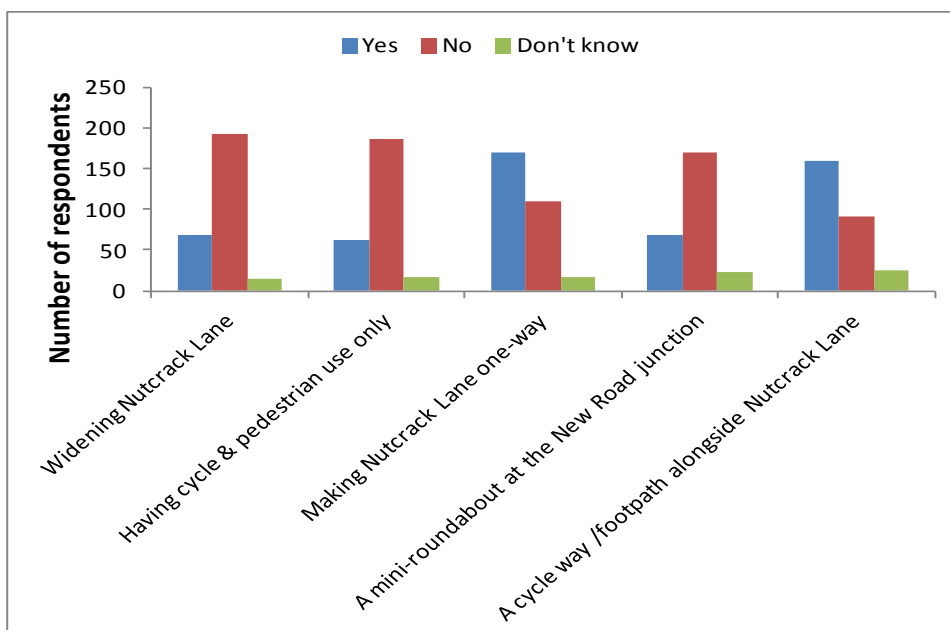
Traffic

Q.36-37. It is clear from previous consultations that the roads in Arne Parish need to be improved for those on foot and on wheels. Do you favour:



There is doubt about traffic calming at Stoborough School, but especially strong support for a speed limit of 20 mph at school times. Support is also very strong for safety improvements at Arne Road's junction with New road and a Footpath/Cycleway between Stoborough and Ridge.

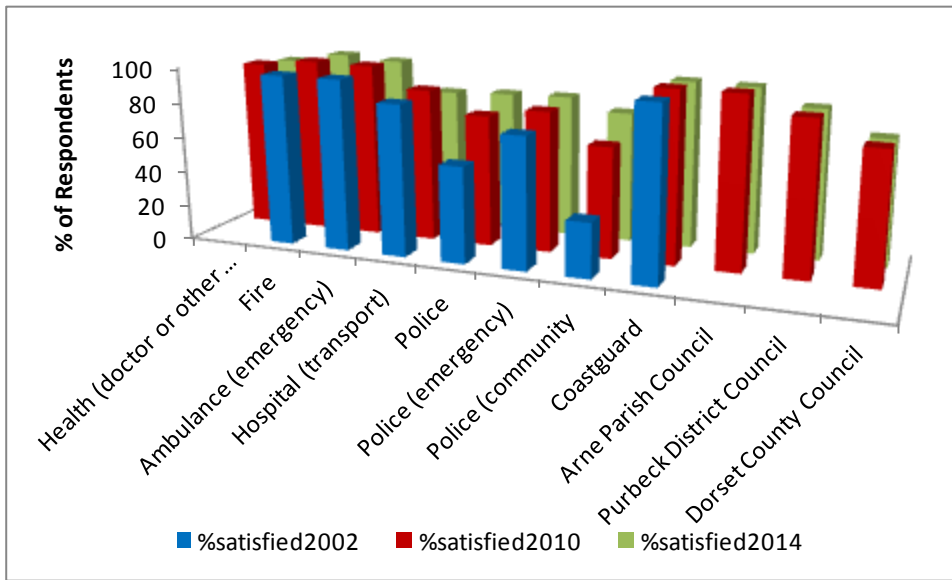
Q.38. Nutcrack Lane causes many problems. Would you favour:



There is support for making Nutcrack Lane one-way or having a footpath/cycleway in parallel.

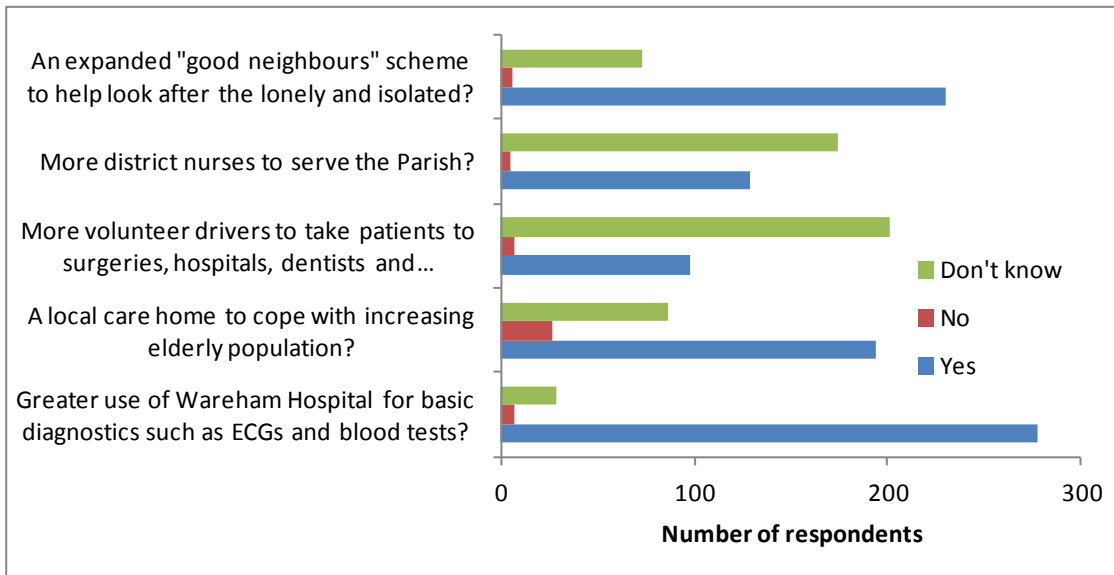
Emergency, health and police services

Q.39. What are your views on the standard of the following services for residents of Arne Parish?



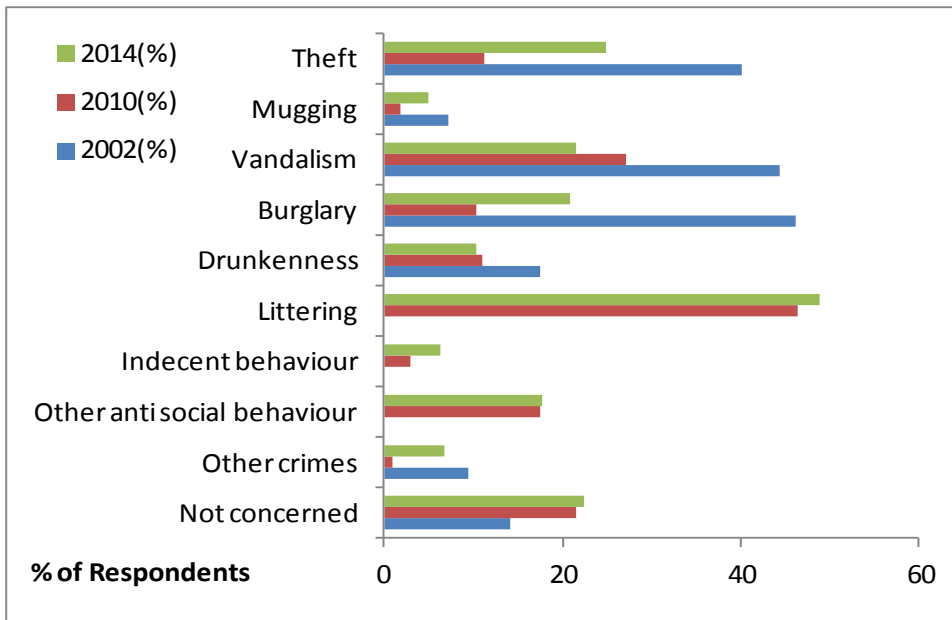
Support for community policing continues to grow, but is declining for hospital transport.

Q.40. Health services and care for the elderly: would you like to see



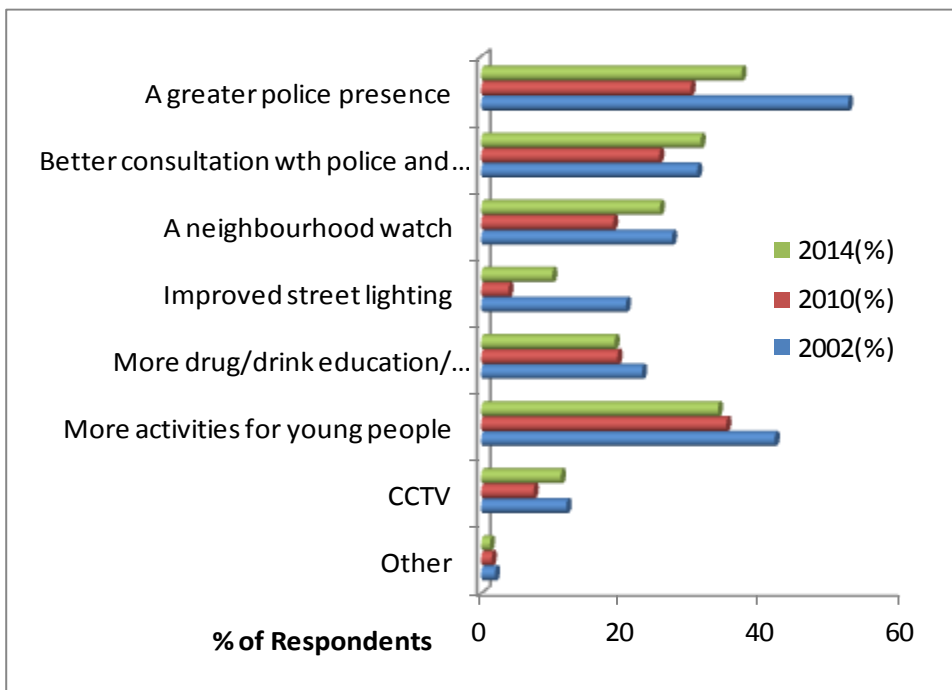
There is appreciable doubt about more district nurses and volunteer health drivers, but strong support for greater diagnostics capabilities at Wareham Hospital.

Q.41. Which of the following crimes and anti-social behaviour... a) concern you in Arne Parish? b) has your household experienced?



Concerns about theft, burglary, mugging and indecent behaviour have increased since the last survey, and littering remains the major issue, whereas vandalism and drunkenness continue to attract diminishing attention. No less than 52 of the 326 responding households have experienced theft, 31 have been burgled, 56 report littering, 19 vandalism, 7 muggings and 6 other crimes, with 52 other cases of anti-social behaviour (including drunkenness and indecent behaviour).

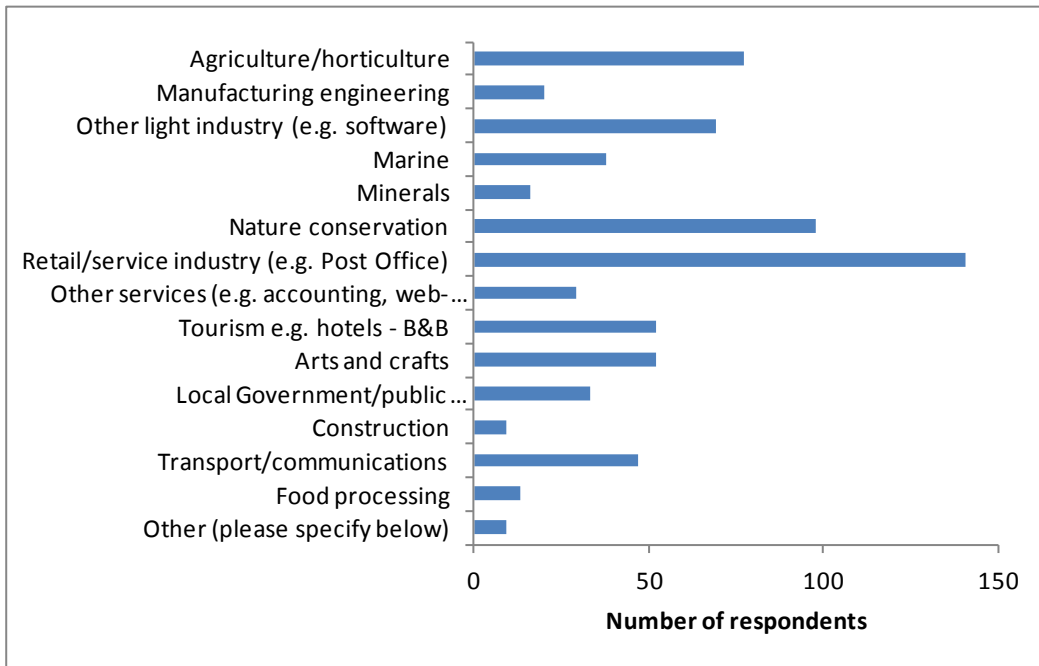
Q.42. Do you think that any of the following measures are needed?



Increased crime has resulted in support for improved crime detection measures since 2010. However, the failure to specify recent experience in Q41 (e.g. since the last survey) may have led respondents to recall older experiences and therefore express increased concern.

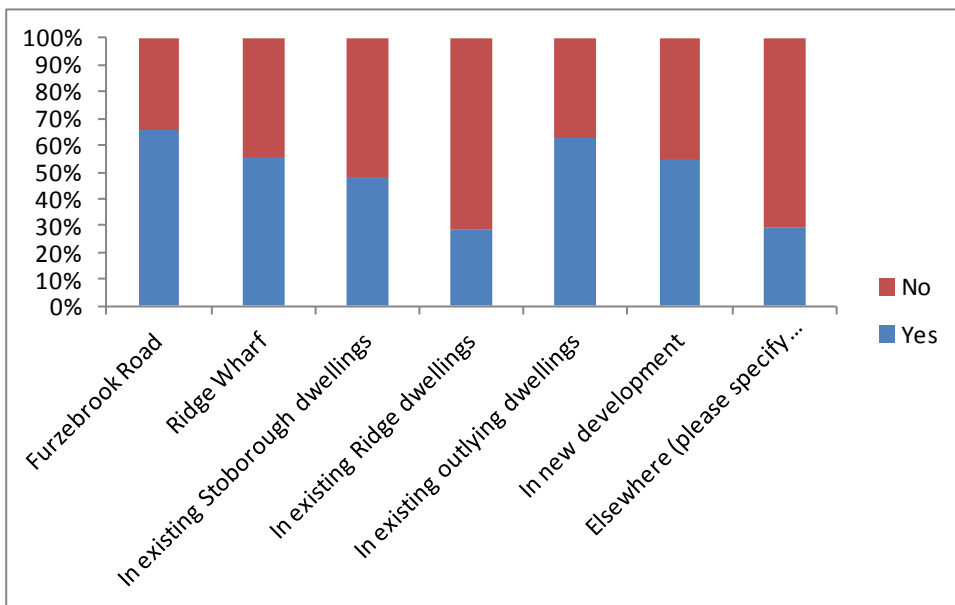
Business and shopping

Q.43. What sort of businesses does the Parish need to add or increase?



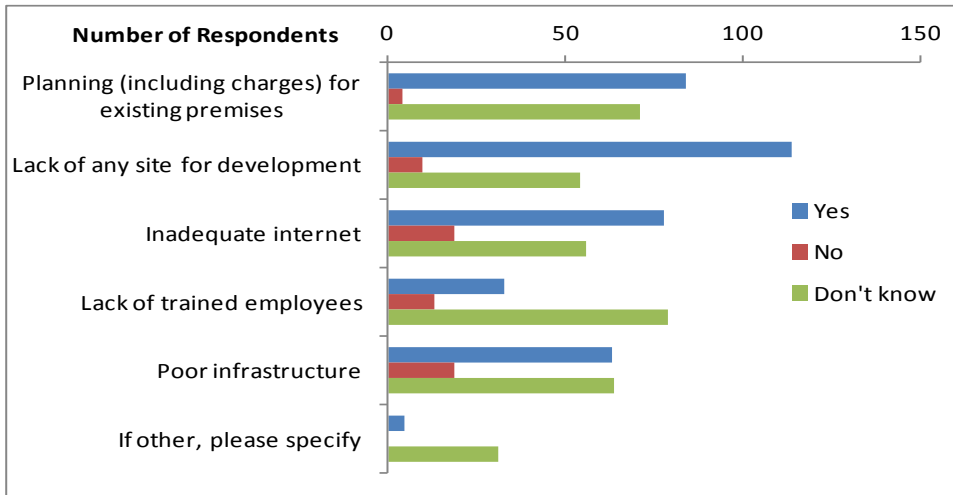
Retail, nature conservation, cultivation and light industries were most popular, with construction least so. Other suggestions included enhanced retail and food (x4), including a pub for Ridge and a greengrocer, combined land management and nature conservation, and non-noisy businesses.

Q.44. Where would you like to see new businesses sited?



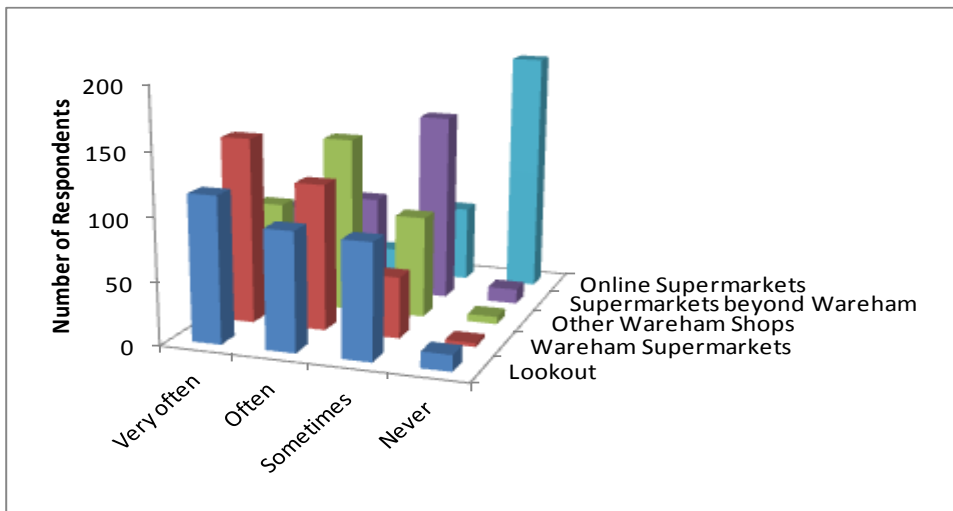
Preferred locations were in Furzebrook Road and outlying dwellings, and not in Ridge.

Q.45. What are the obstacles to the development of established or new businesses in the Parish?



The strongest and least tentative concern was lack of sites. The few obstacles perceived beyond those suggested included lack of workers able to live cheaply locally.

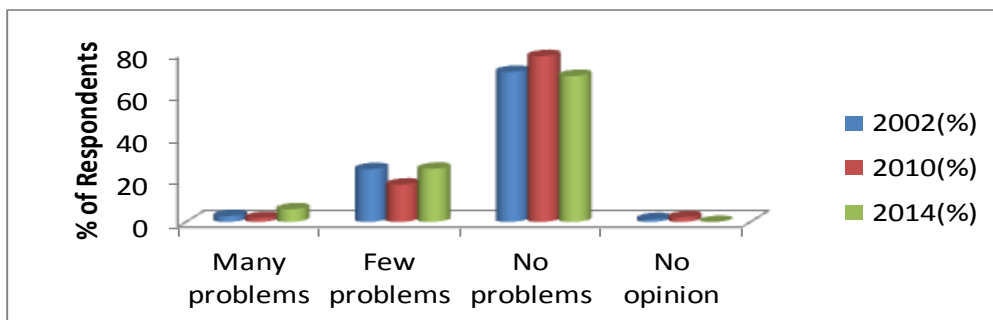
Q.46. How often do you use the following shops?



Compared to 2010, fewer people never use the Lookout, which clearly vies increasingly with supermarkets in Wareham. A few people often use supermarkets beyond Wareham, and on line.

Environmental services

Q.47. Are flooding problems at your current address with surface water or storm drainage?



There is a small recent increase in problems; nobody now lacks opinions on this.

Q.48. Do you feel that Arne Parish should have a long term strategic plan for flooding?

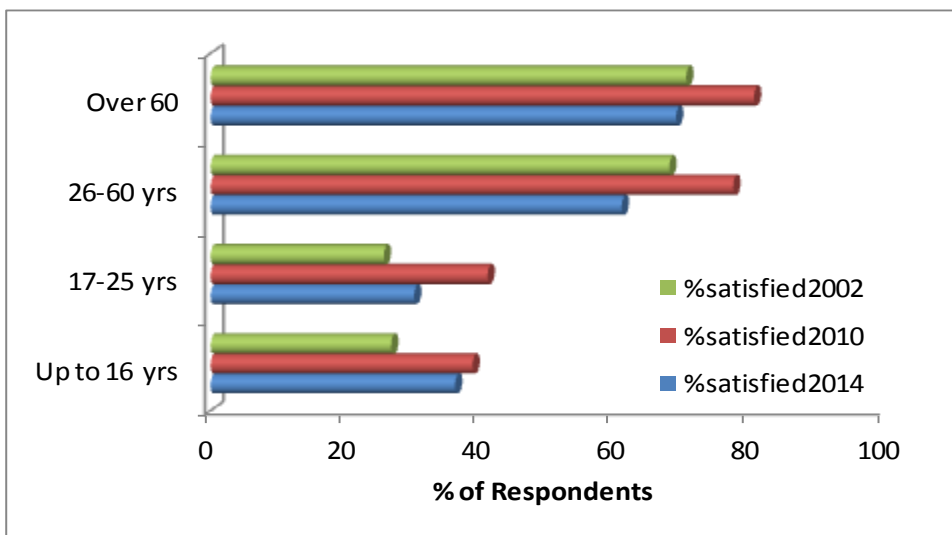
Q.49. Is the number and location of litter bins in Arne Parish good, reasonable or poor

Q.50. Would you support practical steps to reduce littering/fly tipping in the Parish?

69% of the 326 respondents favoured a flooding plan; only 5% said ‘no’. Eight percent found litter bin placement to be good and 35% ‘reasonable’, but 32% considered it to be poor. Only 10 people did not support steps to reduce littering, with 289 in favour. The 86 practical suggestions for measures to reduce littering divided into various education and reward measures (11), better community vigilance and policing (12), use of overt and covert CCTV (15), more and heavier fines (17) and improved disposal opportunities (31), including new sites for bins and several mentions of more scope for vans from small businesses to use the council disposal facilities.

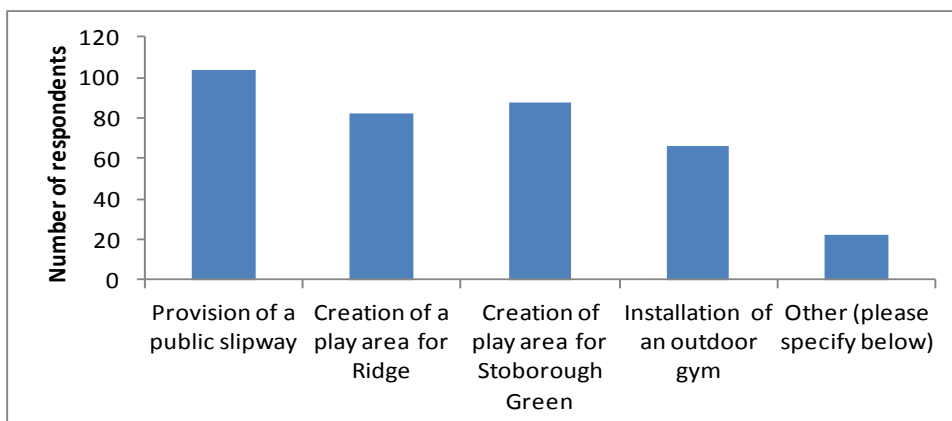
Leisure

Q.51. How do you rate the local social facilities for the following groups?



There has been no really consistent change since 2002. Ratings of “poor” and “very poor” still predominate over “good” and “reasonable” for young people.

Q.53. How could recreation facilities in the parish be improved?



Provision of a public slipway was most popular. Of 35 other valid comments, eight mentioned a new hall, two suggesting it be at Ridge, seven made suggestions for the Hayricks, four proposed a skate-park and five mentioned improved walking or facilities or a park.

Q.53. In terms of contributing to the recreational needs of the parish, how would you rate the Hayricks open space?

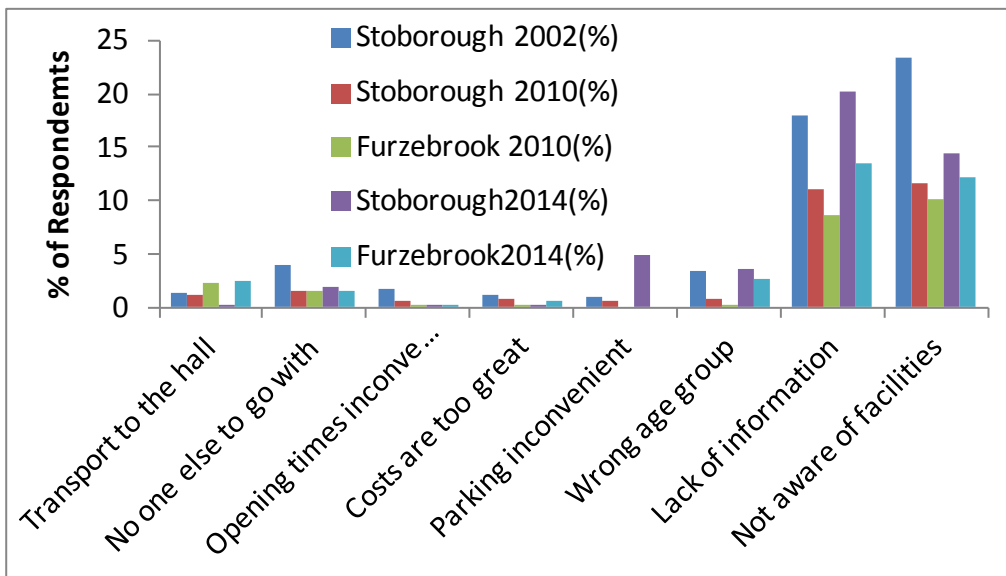
Among 188 opinions of the Hayricks, 30 were “excellent”, 122 “good”, 32 “poor” and 4 “very poor”. Among 39 comments on improvements, 16 sought better equipment, 6 were on fouling by dogs and foxes and one suggested that low use meant it would be better used for housing.

Q.54. How do you rate the provision of artistic and cultural activities within the parish?

Of 157 opinions, 9 were “excellent”, 100 “good”, 43 “poor” and 5 “very poor”. Among 14 comments for improvements, 7 suggested activities for the Village Hall.

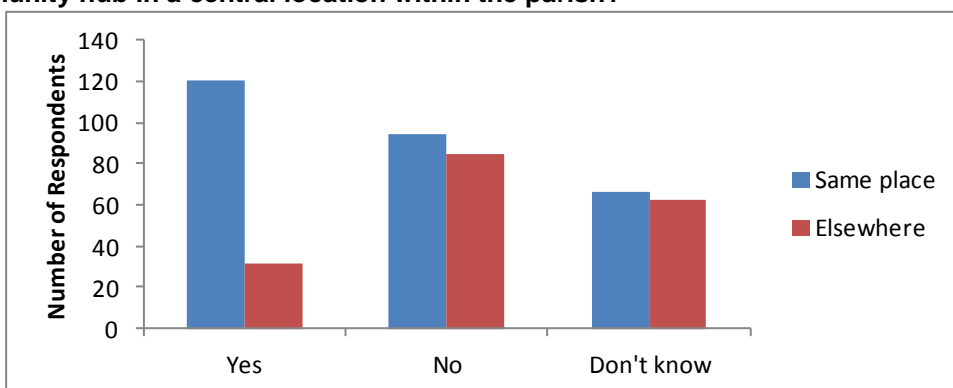
Communal facilities

Q.55. Do you or others in your household experience any of the following difficulties using Stoborough and Furzebrook village halls?



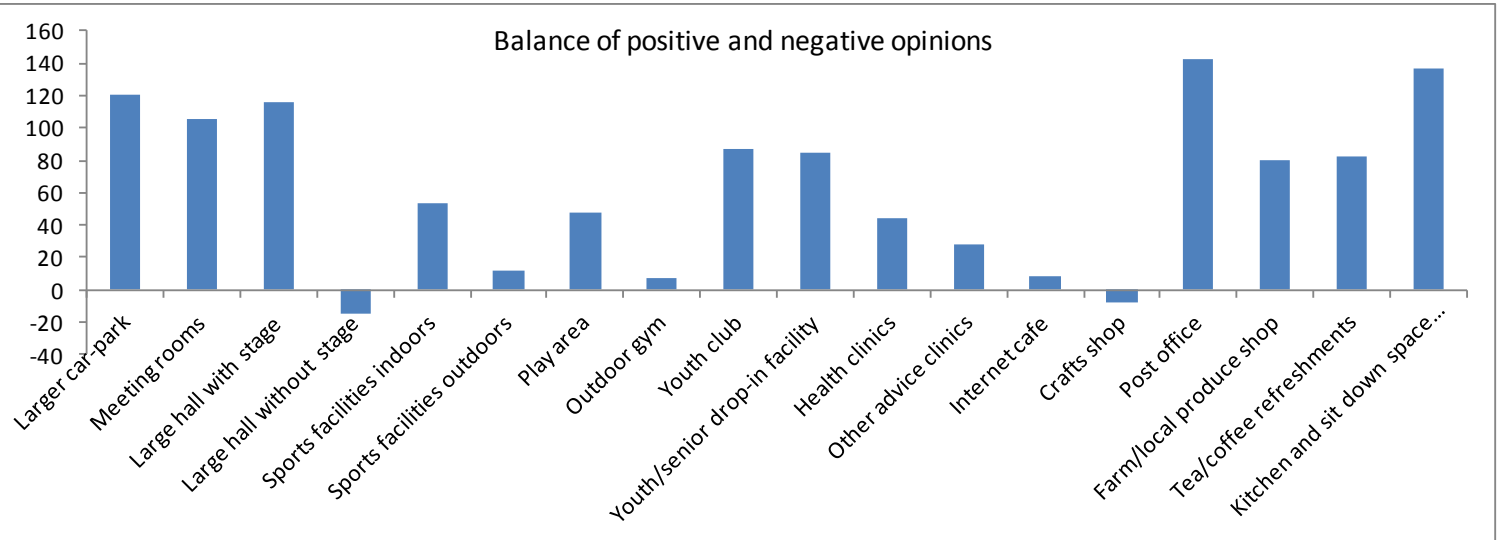
The main problems remain lack of information on the facilities, especially for Stoborough, as in previous years. No other issues raise comparable concern.

Q.56. Although we already have a village hall in Stoborough, would you like to see a larger community hub in a central location within the parish?



There is clear requirement for a larger community hub in the same place as the existing Stoborough Village Hall.

Q.57. If you answered "yes", what would you like to see?



A post-office topped the positive balance of scores, concurring with the most favoured employment in Q.43. More parking, meeting rooms, a stage, food related and youth activities were also popular, with surprisingly little for outdoor sports facilities (perhaps because the favoured present site has little space for these).

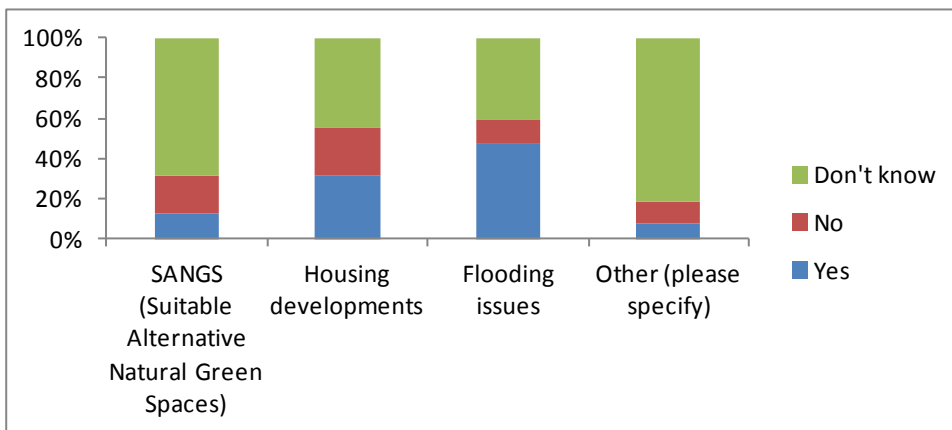
Countryside and wildlife

Q.58. Please rate the importance of local wildlife and nature for the following 1-5 categories.

Q.59. Please rate the extent to which you suffer costs in time and money in the following categories, from wildlife in your area 1= Considerable cost ; 5 = No cost at all

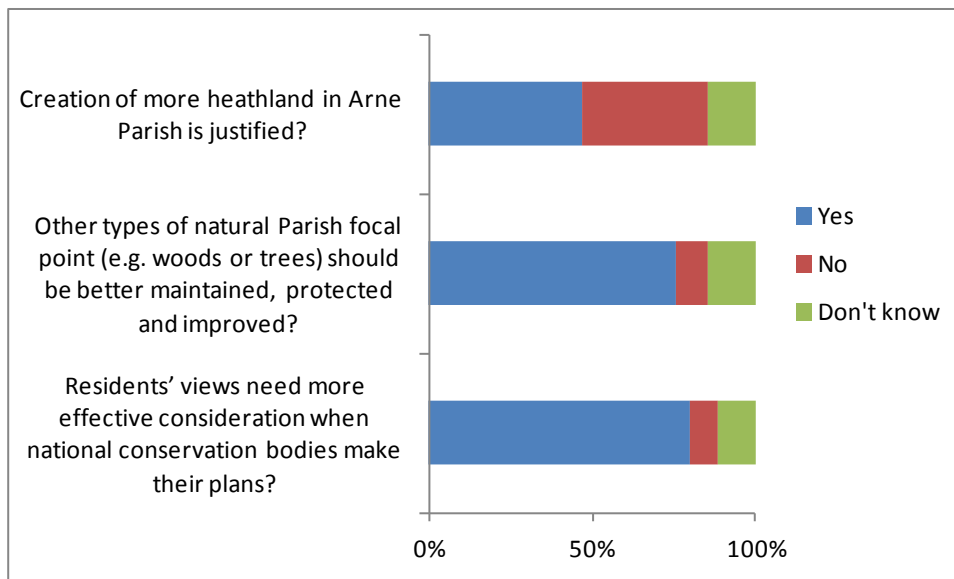
The scores for benefits and costs of wildlife were used to derive a “nature positivity” index. The score for Arne Parish is 0.48; it was 0.48 in 2010 too. These scores are high compared with most of Europe, in which a positive attitude to nature correlates strongly with the national prevalence of formal assessment for environmental impact (EIA) & strategy (SEA, such as a Core Structure Plan): countries where local communities value nature use statutory assessments to conserve it.

Q.60. If you consider that the local farming community is being adversely affected by the following, please tick any that apply.



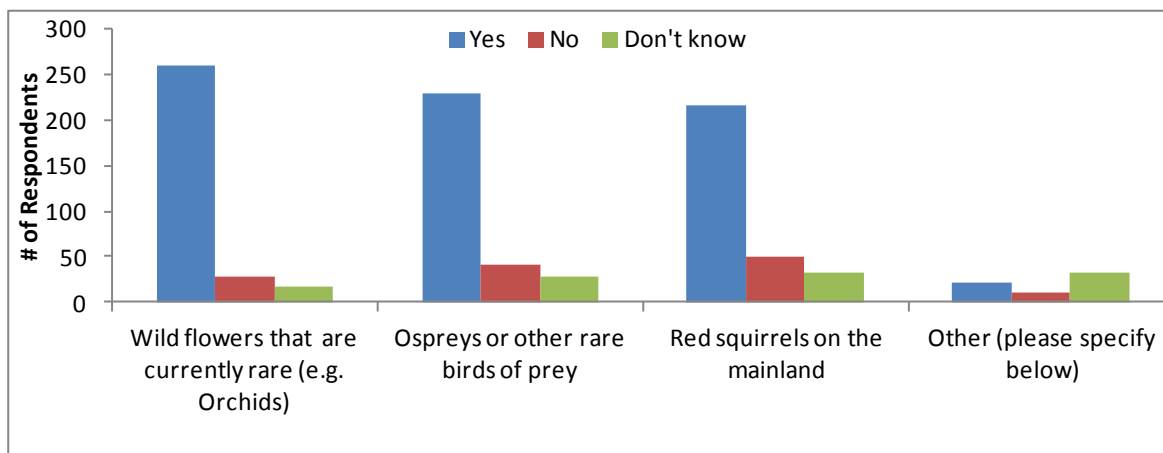
Among those with knowledge enough to pass an opinion, there was considerable sympathy for issues affecting farmers, especially flooding. The few other issues mentioned included drainage and flooding (x3), deer and badgers (x2), increased traffic (x2), planning and non-government organisations (x2) and wind turbines.

Q.61. Taking a global as well as a national and local perspective, do you feel that...?:



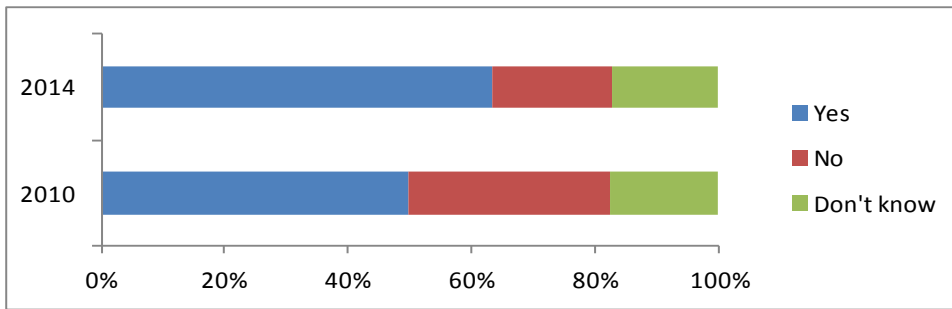
A small majority support ongoing heathland recreation, with many opposed and strong feeling that other natural features also need conserving and, especially, that residents' views should be considered by national conservation bodies.

Q.62. Would you support proposals for local establishment of more...?:



There is strong support for restoration ecology, especially for wild plants. Of 19 "other" suggestions for restoration, 7 included trees, hedges and landscape, 3 mentioned otters (which are already present), 2 mentioned road-side plants, 2 reptiles and amphibians (mostly present), 2 beaver and 1 pine marten.

Q.63. In order to improve access, benefit wildlife and calm traffic, would you favour removal of fences and introduction of cattle grids, where practical, on the heathland around Arne?



Of 306 responses, 194 (63%) were “yes”, compared with 153/308 (50%) supporting fence removal and cattle-grid installation in 2010. Opposition was down from 33% to 19%.

Q.64. Do you feel welcomed and encouraged when visiting the protected/restricted habitats within the Parish.

Of 305 responses, 205 (67%) were “yes”, compared with 37 (12%) “no”. Of 33 comments, there was concern by 12 about access restrictions, including poor maintenance of paths, 7 about dogs, 4 about notices, 4 about parking charges and 1 about livestock on heathland.

Q.65. Please provide any other comments about your life in Arne Parish.

There were comments from 101 of the 326 survey respondents. These fell into broad categories of either approval for the life lived here (28), or comments on improvements needed for traffic safety (39), the environment including flooding (11), social sustainability (10), survey design (3), dog fouling (3), broadband (2) and disapproval of authoritarian conservation (2). The Village Hall, hospital transport, food security and approval of the survey attracted one comment each. There were more expressions of concern, especially on social and environmental sustainability, than in 2010, when 35 of 77 comments addressed problems, most with traffic (15) and deer (10).

CONCLUSIONS

Households: Among the half of Arne Parish households that responded to the survey, about a third were from Ridge and a third from Stoborough. Comparison with surveys in 2002 and 2010 showed an aging profile, with long residency (80% for more than 6 years) and a majority now retired after settling in Arne Parish during their working lives. Housing, with an average 2.3 residents, included 23% bungalows and 4% mobile homes, with 88% owner-occupancy.

Education and work: Of 61 children in respondent households, 46 were in Stoborough Primary or Purbeck secondary schools. A third of respondents had worked in the public sector, with more in manufacturing (11%), retail (9%) and finance (7%) than farming, tourism or construction (each 5%). The internet was used at home by 91% of respondents, of whom 50% held degrees. Among those in employment, 22% worked from home, 17% in Wareham, 17% elsewhere in Purbeck and 13% in Poole. The proportion working in Arne and further afield is falling, and with it the proportion of people commuting by foot, bicycle, bus and train; 67% travel to work by car. Increases in employment from retailing (especially a Post Office), cultivation, light industry (e.g. software) and nature conservation were favoured, but lack of sites was seen as a constraint.

Housing needs: Remarkably, the proportion of households likely to be looking for housing within 5 years had risen from 5% to 28% since the last survey. However, among 25 households currently searching, the dominant reason was to set up home rather than change accommodation, mostly (75%) for work in Purbeck, as a house or flat (90%) with 1-2 bedrooms (86%) and owner occupancy (79%). Income categories of house-seekers had two peaks, at either less than £10,000 singly (<£20,000 for couples) or at £20-30,000 singly (£40-50,000 for couples).

Housing acceptability: The proportion of residents favouring large scale development, defined by 92% at 10-40 houses, has increased from 31% in 2002 to 71%, with less than 5% favouring larger development. Some 60% favour 2 bedroom units (only 8% favour more than 3 bedrooms), for young people (40%), or the elderly (22%), notably as annexes for both age groups (23%) and particularly as affordable housing (56%), though 16% wanted no more housing. There was a strong opinion that development should “aim to retain rural culture (e.g. village farms)” (91% of respondents) and not harm recreational green space (91%), “include a variety of house and garden sizes” (89%), minimise energy and infrastructure needs (88%), “be within walking distance of communal facilities” (87%) and be contiguous with existing settlement (80%).

Traffic: Among 9 measures for traffic measures in 5 parts of the parish the most strongly supported (79%) was for a 20 mph speed restriction outside the school at access times (and not for traffic calming). More parking at the school was also proposed. There was also around two thirds support for a Footpath/Cycleway between Ridge and Stoborough (68%) and improvements for safety at the Arne Road/ New Road Junction (66%). Slightly fewer people supported having a path for cyclist and pedestrians alongside Nutcrack Lane (58%) or making it one way (57%).

Public services: Satisfaction with ambulance, fire and coastguard emergency services remains above 95%, closely followed by Arne PC and health providers (93-94%); police approval ratings continue to improve at 75-82%, but hospital transport slipped from 88 to 80% since 2010. More people were concerned about burglary (21%), other theft (25%), and mugging (5%) than in 2010, and littering remained of high concern (49%). Police presence and liaison, and more youth activities, were solutions favoured by 31-37% of respondents, with street lights least popular (10%). ‘Greater use of Wareham Hospital for basic diagnostics such as ECGs and blood tests’ attracted 89% support and 74% for ‘expanded good neighbours scheme for the elderly’. 30% of respondents reported problems with surface water and only 5% did not support a flood strategy plan. Of 86 suggestions to reduce littering, improved disposal (31) and detection (27) dominated.

Shops and leisure: The Lookout Stores vie for popularity with supermarkets and other shops in Wareham; almost all use more distant supermarkets and 32% shop online. Satisfaction rates for social facility were below 30% for the under 25s yet above 70% for older parish residents. The Hayricks was popular, with a public slipway at Ridge and play areas in Ridge and Stoborough Green favoured by some 30% of respondents in each case. 16% considered art and culture poor in the Parish, but the only notable hindrance to use of village halls was lack of information on dates and facilities, among 14-21% for Stoborough (12-14% for Furzebrook). There was strong support for a larger community hub at the Stoborough Village Hall site, with post office and food provision facilities popular, followed by a larger hall (with stage), meeting rooms and car park.

Countryside: There was considerable sympathy for issues affecting farmers, especially flooding. Residents also supported more heathland recreation (47% yes, 38% no), but agreed that other natural features also need conserving (76% yes) and, especially, that residents' views should be considered by national conservation bodies (80% yes). Restoration of wild flowers and animals was supported by 72-83% of respondents, and fence removal with cattle grids on heathland by 63%. There were 67% who felt welcome on heathland; 33 said 'no', citing pressure regarding access (12, dogs (7), parking charges (4) and

Over 60 residents attended the evening, together with Parish Councillors. The main issues raised related to the possible loss of the Wareham Hospital, traffic calming measures and the definition of 'walking distance.' Discussion also covered the 400m heathland buffer zone, how many houses are due to be built in the parish over the next 20 years and the level of payments local builders have to make which, ultimately, pushes up the price of houses.

Throughout the whole of this time, copies of the meeting minutes, documentation, surveys and survey responses were recorded on the Parish Council web site, in the Parish Council newsletter and at Parish Council meetings.

Appendix B



Update on progress with Neighbourhood Plan:

Newsletter 5, November 2014

Dear Residents of Arne Parish

We were very pleased that, on a very inclement evening, over 60 people attended the follow-up Information Evening on Wednesday 12th November held at Stoborough Primary School.

As Chairman, I was able to outline a brief history of our work on the Neighbourhood Plan (NP) to date and reinforced our well-debated vision statement, which is motivating all the work we are doing. I also reminded the meeting that we are aiming for the NP referendum to take place in March 2016.

Robert Kenward then gave a very impressive summary of the survey results, which was completed by 337 residents. The summary will be placed on the parish website, once the NP steering group has reflected on the information evening and planned the way ahead.

Housing was the main focus. Our District Councillor, Bridget Kenward, reminded us that nothing is “set in stone”, where the proposed sites for housing are concerned. The strategic recognition of an area does not guarantee that houses will be built on that site. It was clear from the survey results that residents did not want large scale housing developments. However, if less than 40 houses, developments may be accepted in certain areas.

Following the spirit of the first information evening, the meeting was again interactive. All those attending were provided with two ‘green dots’ and two ‘red dots’ to identify the areas they would be prepared to see built on and the areas where they would not like any development.

Once confirmed, the NP will be set until 2027. It is more robust than the Parish Plan of 2010 and will be a binding document, sitting alongside the District Council’s Local Plan. The NP will be taken into consideration by planning officers when they review any future planning applications.

I should like to thank Debbie Corbin, Stoborough Primary’s headteacher, for allowing us to use the school hall and all its excellent technology. Additionally, Bridget and Robert Kenward deserve a vote of thanks for their excellent work so far, as well as the WI for providing refreshments.

During the Information Evening, we were able to pick the lucky winners of the survey draw. To claim your prize, please contact: Cllr Richard Bessant on 01929 553516

1st Prize - £20, ticket number 343

2nd Prize - Red wine, ticket number 217

3rd Prize - White wine, ticket number 342 (already claimed)

4th Prize - Box of tins, ticket number 341

5th Prize - Fox’s biscuit selection, ticket number 530

6th Prize - Family Circle biscuits, ticket number 737 (already claimed)

7th Prize - Elizabeth Shaw mints, ticket number 207

The next meeting of the NP Steering Group is on 4th December 2014, after which you are advised to access the Parish Council’s website for the survey summary and further updates on our progress.

With very best wishes

Ashley Pellegrini
Chair, Steering Group, Arne Neighbourhood Plan

If you would like further information, please do not hesitate to contact any of those listed below:

Amanda Crocker, Clerk to the Parish Council on 472327, e-mail: arneparishcouncil@gmail.com

Caroline Macleod, Chair of Parish Council on 550210, e-mail: car.macleod@btinternet.com

Ashley Pellegrini, Chair of Steering Group on 554110, e-mail: ashleypellegrini@btinternet.com



Arne Parish Council Neighbourhood Plan

The Public Consultation of the Plan will run from Friday 7th December 2018 to Friday 25th January 2019.

The full Plan and response form can be found on the web at

arne-parish-council.sycl.net

Copies of the Plan and feedback forms are available to view at the Wareham Library the Kings Arms, Stoborough and the District Council Offices, Worgret Road

A formal consultation event will be held on Monday 14th January 2019 at Stoborough Primary School between 4pm and 8pm

Appendix D

Pre-Submission Consultation: 7 December 2018 to 25 January 2019

The following summarises the main issues raised by consultees regarding the pre-submission consultation by Arne Parish Council. The following statutory and other consultees were directly contacted for their input at this stage:

Local Councils Consultees	Response	Other Statutory Consultees	Response	Local Organisations	Response
- Dorset County Council	✓	- Natural England	✓	- Dorset Wildlife Trust	
- Purbeck District Council	✓ (late)	- Historic England	✓ (late)	- RSPB South West	✓
- Poole Unitary Council		- Environment Agency	✓	- Dorset AONB Partnership	
- Wareham Town Council	✓	- NHS Purbeck Locality CCG		- National Trust	
- Wareham St Martin Parish Council		- Dorset Healthcare Trust		- Perenco (Wytch Farm)	
- East Stoke Parish Council		- Marine Management Organisation		- CPRE	
- Church Knowle Parish Council		- Highways England	✓	- Ramblers	
- Corfe Castle Parish Council		- Scottish and Southern Electricity		- Open Space Society	
- Studland Parish Council		- National Grid		- Redclyffe Yacht Club	
		- Wessex Water		- Ridge Yachting Centre	
		- Southern Gas Network			

Although technically late, representations received after the closing date but by the next working day (28 January) have also been considered.

17 responses were received from local residents (one of which was anonymous and one simply regarding the use of photographs). On the final question on the standard response form (please indicate if you support the plan as drafted, generally support the plan but would like to see some minor changes, or do not support the plan / I consider it needs fundamental changes), there were 6 responses in full support, 10 generally supporting and no responses against the plan as a whole. The following table shows the general support for each policy in turn, with only one objection recorded (against Policy 7):

Policy	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6	Policy 7	Policy 8	Policy 9	Policy 10	Policy 11	Policy 12
Support	12	15	14	13	12	12	12	11	15	11	8	15
Comment	4	1	2	3	4	4	3	4	0	5	6	1
Object	0	0	0	0	0	0	1	0	0	0	2	0

Late written representations were also received from Terence O'Rourke Ltd representing the Rempstone Estate (a major local landowner) and from Origin3 representing Halsall Homes (who have a specific land interest relating to land at Steppingstones Field and indicate that they have recently submitted a planning application for up to 30 homes on that site).

The following summarises the key points raised and suggested way forward

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
General	We generally support the plan and the policies with in the document	Environment Agency / Highways England / Historic England / RSPB / Wareham Town Council	Support noted. No changes necessary.
General	Standing advice note on Flood Risk provided – no specific comments made regarding the Neighbourhood Plan	Dorset County Council	The plan includes a significant degree of reference to the local flood issues, and considers that these are adequately address through national policy. No changes necessary.
2.8	The plan appears silent on references to the Minerals Strategy (May 2014). The particular policies concerned are SG1 and SG2 regarding Ball Clay Safeguarding, particularly at the southern end of the Puddletown Road.	Dorset County Council	Agreed that reference to the strategy could be made in and that mention of the safeguarding area should be made under section 7 (clarifying that this would not necessarily preclude development provided that the resource was not sterilised). Changes proposed: para 2.8 end of first sentence add “and Strategies” section 7 insert new paragraph after third paragraph to read “The parish is also within an area where Ball Clay may be present, and as this is a rare and important building material it is important that new development does not unnecessarily prevent its future extraction. Although this does not preclude development, the Minerals Authority will be consulted when development in the safeguarding area (outside of the settlements) is proposed to advise if prior extraction should be considered.”
4	History of the Parish – page 7 penultimate paragraph - reference to a railhead at Furzebrook for the export of natural gas is not entirely correct. The railhead was originally constructed for the export of oil and operated as such from December 1978 until July 1990 when a new pipeline came into use. Following conversion,	Wareham Town Council	Agree suggested change – “..... and the railhead at Furzebrook initially for the export of oil and subsequently for natural gas until the facility closed in 2005.”

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	natural gas was exported from Furzebrook from November 1990 until July 2005. [source: Swanage - 125 Years of Railways by B. L. Jackson published by The Oakwood Press]		
5.3	The plan should note that Dorset County Council is also responsible for coastal erosion risk management....' The coastal operating authority is currently Purbeck District Council (PDC), and soon to be replaced by the new Dorset Council	Environment Agency	<p>Note that the District and County Councils will have combined by the time that the plan is made, and therefore these responsibilities should be reviewed and updated accordingly throughout the Plan.</p> <p>Changes proposed:</p> <p>Review Plan and update references of Purbeck District Council or Dorset County Council to Dorset Council.</p>
6.6	Officers in the Council's housing team have suggested that small rural exception sites of 1 – 3 homes may not be viable for developers or practicable to run for social housing providers.	Purbeck District Council	<p>Although it is accepted that social housing providers and developers may be less willing or able to deliver their standard affordable housing models on small sites without subsidy, the broadened definition of affordable housing in national policy allows many different ways to deliver such housing (and there is also the potential for commuted sums that may be made available from non-major housing sites to be used) and therefore the simple statement that Parish Council would welcome such schemes does not appear unreasonable.</p> <p>No changes necessary.</p>
7	Introductory paragraphs – it may be useful to include specific reference to the full suite of designated sites in the Parish (see section 8.8 of the Purbeck Local Plan Part 1 as a useful reference), to SPAs, SACs and Ramsar sites. These make up a significant percentage of the parish, and their designation shapes much of the background to consideration of development and development pressures. We would also suggest reference is made to the Dorset Heathlands Planning Framework which would assist readers understanding the origin and role of the 400m buffer and what it	RSPB	<p>Agreed</p> <p>Changes proposed:</p> <p>Amend end of second paragraph to read “and/or if the site is within or close to an internationally designated wildlife site (as much of the area is designated as a Special Protection Area, a Special Area of Conservation or as a Ramsar site), including the 400m buffer of the heathlands that has been endorsed through the Dorset Heathlands Planning Framework”</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	seeks to address .		
7	End of third introductory paragraph – full text should read Site of Nature Conservation Interest (SNCI)	Natural England	Agreed Changes proposed: Amend final part of third paragraph to read “Site of Nature Conservation Interest (SNCI)”
7	Introductory paragraphs – it may be useful to convey that development outside the designations can still adversely affect them – such as the setting of the AONB and the 400m buffer around heathland	Natural England	Agreed Changes proposed: Add further sentence to end of third paragraph “Developments outside of these constraints can also adversely impact on the designations, such as the setting of the AONB or through indirect impacts on wildlife arising from those developments.”
7 / Maps 2 & 3	Maps 2 and 3 ‘excludes’ various areas of land. It is however, not clear what is being ‘excluded’?	Halsall Homes	The PDC excluded sites are based on the SHLAA (which is clear from the supporting text) and para 7.9 explains the difference in the NP / PDC assessment. No changes necessary.
7.7	Support reference to sites to the west of Wareham, and suggest that reference could also be made to the Wareham Neighbourhood Plan for which consultants AECOM have independently carried out a site assessment and concluded that this area is unsuitable for development, in that the area lies wholly within the Dorset AONB and major development would be contrary to national policy as set out in NPPF. It is also suggested that reference be made to the Wareham bypass which provides a strong boundary to Wareham and should act as a limit to development in the long term.	Wareham Town Council	Support noted. Agreed further commentary as suggested may be useful. Changes proposed: Add the following text after the first paragraph under 7.7: “In 2018 AECOM independently carried out a site assessment of site options in and around Wareham, as part of their Neighbourhood Plan process, and concluded that this area is unsuitable for development, in that the area lies wholly within the Dorset AONB and major development would be contrary to national policy as set out in NPPF.” Add to end of third paragraph “Furthermore, the Wareham bypass provides a strong boundary to Wareham and it would seem logical that this act as a limit to development in the long term.”

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
7.7	As the proposal at Worgret has not been previously mentioned in the plan this statement is a little strange without further explanation	Natural England	<p>Agreed – the Local Plan context may be helpful in this regard.</p> <p>Changes proposed:</p> <p>Add new paragraph immediately following 7.7 heading as follows: “The review of the Local Plan in 2016 included the consideration of allocating a large area of land at Worgret (but effectively as an expansion of Wareham Town). This option was subsequently dropped with sites now being allocated within Wareham parish through their Neighbourhood Plan. “and amend following paragraph to read “...have now been deemed unsuitable in principle...”</p>
7.9	<p>The statement that the development of the two sites at the western end of West Lane “is strongly opposed by local residents” and the reasons for this is incorrect given the June 2016 consultation results</p> <p>NB Halsall Homes notes that as part of the planning application, they have commissioned a Transport Statement which includes an audit and appraisal of the existing transport conditions and implications of the proposed development, and have also provided an ‘Alternative Site Assessment’ which reviews potential sites suitable for accommodating residential development within Arne Parish</p>	Rempstone Estate / Halsall Homes	<p>Although the 2016 consultation would suggest that there were different views on these two sites, a significant proportion of residents (over 44% of the 80+ who completed the response forms) were not in favour of development.</p> <p>Changes proposed:</p> <p>Amend sentence to read “... is strongly opposed by a significant number of local residents...” and review the summary of points relating to residents comments against the evidence base.</p>
7.9	The statement that the development of these sites is being supported by Purbeck District Council under its proposed small sites policy is incorrect – as the SHLAA is a technical exercise and does not convey the Council’s support or otherwise	Rempstone Estate	<p>Noted – this can be clarified.</p> <p>Changes proposed:</p> <p>Amend final sentence to read: “However these sites are identified in the Strategic Housing Land Availability Assessment report as potentially suitable for development.”</p>
8.1 / Policy 1	Comments made by local residents included a mix of views on the need for affordable housing and local needs, and whether the policy was sufficiently clear and precise to avoid misinterpretation.	Local Residents	The policy is based on the evidence available regarding local housing needs (in the widest sense) taking into account Local and National policy. Amendments are proposed in response to other comments which are hoped

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>to provide further clarity.</p> <p>No further changes necessary.</p>
8.1 / Policy 1	<p>The Parish Council may wish to clarify whether the requirements for affordable homes are consistent with the Council's local plan policies in respect to when the requirement is triggered / proportion of affordable homes)</p>	Purbeck District Council	<p>The adopted Local Plan required affordable housing on all sites of 2 or more dwellings, but this has to some extent been overtaken by national policy which currently states that "Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)." However the pre-submission draft of the Local Plan Policy H11 now suggests 20% as affordable housing on sites of 2 – 9 dwellings, and 40% on larger sites (30% on brownfield sites). Due to these (and potential future) changes, it is probably simpler to refer to using the current Local Plan requirements.</p> <p>Changes proposed:</p> <p>Amend para 8.1.2 to read "The local need for housing is set out in Section 6. This includes the need for affordable housing (which should be provided in line with the Local Plan requirements), small (1 or 2 bedroom) open market which we currently lack, and homes suitable for our older residents given the likely growth in this demographic.</p> <p>[start new para]</p> <p>"This policy is intended to apply to all housing... "</p>
8.1.2 / Policy 1	<p>It is uncertain whether viability could impact on the requirements to deliver a mix of different types of homes and affordable homes in Policy 1 can be delivered.</p> <p>With a maximum capacity of just 6 dwellings, developers will need to maximise development coverage and will be less likely to deliver smaller units for affordable housing and downsizing.</p> <p>NPPF (para.63) sets out that the provision of</p>	Purbeck District Council / Halsall Homes / Rempstone Estate	<p>Para 77 of the NPPF states clearly that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>Further evidence on housing need as researched will be submitted alongside the Neighbourhood Plan for the examination.</p> <p>The policy as drafted does not <u>require</u> homes specifically designed for an ageing population on every site, or more</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	<p>affordable housing should not be sought for residential development that are not major developments (sites of 10 units or over), other than in designated rural areas (where a lower threshold of 5 units or fewer can be applied).</p> <p>The adopted Local Plan policies do not require the provision of specialist housing for the elderly on any site, but rather that the housing mix for a particular site is a matter for negotiation reflecting the findings of the Strategic Housing Market Assessment. The latest (2018) SHMA indicates that a maximum of 40% of open market units in a development should comprise 1 and 2 bedroom units, and that up to 70% of affordable housing units within a development should comprise 1 and 2 bedroom units. The use of the phrase “mainly affordable housing types” within policy 1 does not accord with the emerging Purbeck local plan. There is therefore no evidence base to support the policy 1 requirement for open market homes to be 1 and 2 bedrooms in size or for specialist homes for the elderly to be provided. The policy as worded does not reflect the flexibility outline in para 8.1.2</p>		<p>than 40% as 1 and 2 bedroom units. The word “mainly” has been misinterpreted by the Rempstone Estate as applying only to affordable housing (which may be a misunderstanding based on the title used in 8.1). The policy requires sites to be “mainly” (ie at least 50%) comprising affordable housing types, one and two bedroom <u>open market</u> homes, and homes specifically designed for an ageing population - such as sheltered housing and units designed for multigenerational living = the latter two are not affordable housing as per the accepted definition. As such other housing types are not excluded provided that these are in the minority.</p> <p>The pre-submission draft of the Local Plan Policy H11 (based on the latest viability evidence) suggests that 20% as affordable housing on sites of 2 – 9 dwellings should be viable. Policy H9 includes the requirement for 10% as single storey homes (albeit on sites of 20 or more dwellings), 20% as specialist purpose built accommodation for the elderly (on allocated sites) and that approximately 45% of homes should be 1 or 2 bedroom. Although there may be overlap within these categories the Neighbourhood Plan policy is not significantly different to warrant concerns regarding viability given the latest evidence supporting the Local Plan policies.</p> <p>However it would be reasonable to include a reference to viability within the policy so that it is clear that these requirements may be reduced if it can be demonstrated that the site would not be viable.</p> <p>Changes proposed:</p> <p>Amend the title of 8.1 to “Affordable and other House Types”</p> <p>Add additional sentence to end of Policy 1: ““Where an applicant considers there are significant economic viability or site constraints that would prevent a mix of housing in accordance with the policy, they will be required to provide</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			evidence to justify reducing the requirements set out in this policy.”
8.1.3 / 8.1.4 / Policy 1	Councils in Dorset have adopted a housing allocations policy for affordable homes. The Council does not consider this to be a land use planning consideration that should be referred to in planning policies or supporting text	Purbeck District Council	The specification of allocation criteria does relate to affordable housing as a land use (and an example can be provided where a local connection is included in a planning obligation), It has also been accepted at examination in a number of Dorset Neighbourhood Plans eg Fontmell Magna, Pimperne and Holwell (copies available on request). No changes necessary.
8.2 / Policy 2	One comment was made regarding the importance of stricter controls over design and tree protection.	Local Residents	The policy aims to provide guidance but cannot be unduly restrictive, particularly given the range of styles and materials in the area that forms part of the local character. Trees are specifically covered in the policy. No changes necessary.
8.2 / Policy 2	The wording “harm should be avoided to all heritage assets” does not account for the benefits of the development outweighing adverse impacts in line with the NPPF.	Halsall Homes	Agreed Changes proposed: Add to end of first sentence of the second paragraph of Policy 2: “unless clearly justified, having regard to the contribution those assets make to the historic and architectural character of the area balanced against the scale of any harm or loss”.
8.2.2	Reference to the Furzebrook Railway serving the Ridge Clay Works is incorrect. The railway was known as Pike’s Tramway (as referred to correctly elsewhere in the document) and connected various clay mines to the west to the Furzebrook Clay Works and then hence to Ridge Wharf where the clay was exported by barge initially to Poole.	Wareham Town Council	Agreed Changes proposed: Amend “Furzebrook Railway serving the Ridge Clay Works” to read “Pike’s Tramway terminating at Ridge Wharf”.
8.3 / Policy 3	Comments were made regarding the importance of durable materials that will weather well, and inclusion of rainwater harvesting	Local Residents	The policy as drafted includes reference to rainwater harvesting, and would also apply to using more sustainable materials.

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			No changes necessary.
8.3 / Policy 3	Consider including some clarification in the supporting text to explain what is meant by ‘roofing to maximise the benefits of solar gain.’	Purbeck District Council	This is explained in 8.3.3 which states that the orientation of housing should where practical enable use of insolation (sunlight) for heating and/or PV energy No changes necessary.
8.4 / Policy 4	Comments were made regarding the importance of adhering to the limit of 6 dwellings, and whether the policy could be more clearly worded to avoid misinterpretation.	Local Residents	Support for 6 dwelling limit noted. Amendments are proposed in response to other comments which are hoped to provide further clarity. No further changes necessary.
8.4 / Policy 4 and 6.5	<p>The policy is not consistent with the emerging small sites policy in the Purbeck Local Plan (and the latest adopted policy will take precedence) which proposes a limit of 30 dwellings is applicable per application, not per settlement .</p> <p>There are no calculations to justify the assessed housing need of six new homes per year referred to, and limiting the number of homes could be seen as contrary to the NPPF without justification.</p> <p>The limit of 6 dwellings may prohibit the most suitable sites from being developed. For example, a site capable of accommodating 30 dwellings may be more suitable (in terms of factors such as landscape, ecology, accessibility etc.) than five alternative sites of six dwellings elsewhere within the village.</p> <p>Neighbourhood plan housing policy needs to be underpinned by robust, objectively assessed data from a range of sources, providing a picture of housing need at the level of the neighbourhood plan area.</p>	Purbeck District Council / Rempstone Estate / Halsall Homes	<p>The basic conditions relate to strategic policies in adopted (not emerging) Local Plans – and it is accepted that the latest adopted policy will take precedence. The emerging plan has been submitted but as yet has not been examined. The small sites policy includes the following criteria:</p> <ul style="list-style-type: none"> a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of 30 homes; b. individually and cumulatively, the size, appearance and layout of proposed homes must not harm the character and value of any landscape or settlements potentially affected by the proposals; and c. the development would contribute to the provision of a mix of different types and sizes of homes to reflect the Council's expectations in Policy H9 or, where expressed in a neighbourhood plan, those of the relevant local community. <p>There is not a significant tension between the two policies, but it is accepted that the Neighbourhood Plan policy is more restrictive in terms of numbers. However this is justified based on the housing needs evidence, settlement size and advice from Natural England to address the issue</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>of harmful effects on heathlands (a meeting which PDC attended) where it was advised that the criteria in the small sites policy should be adjusted to limit the number of homes permitted at any one time to 6, and that number should not be exceeded by larger sites coming forward in phases to get under the threshold. It is noted that Natural England have raised concerns regarding the proposed wording of the emerging Local Plan policy in regard to a cumulatively significant number of new homes within close proximity of one part of the European and internationally protected heathlands.</p> <p>The housing needs data was based on a report compiling existing evidence, undertaken in July 2017, This has now been updated to take on board the latest evidence underpinning the Local Plan review. Although the majority of findings remain unchanged the update of the SHMA and new standard method for calculating housing need suggests the figure should be about 3 – 4 dwellings a year, although an emphasis will need to be placed on delivering affordable homes on smaller sites as an exception to normal policy.</p> <p>Further wording in the supporting text to clarify a number of these points may be helpful.</p> <p>Changes proposed:</p> <p>Amend first two sentences if para 6.5 to read “Analysis of all the various data sources suggests that a reasonable housing target for Arne Parish would be between three and four new dwellings per annum, but that given the need for affordable housing this should be encouraged across all sites.”</p> <p>Number sub paragraphs under 8.4, and split 8.4.2 following second sentence. Rephrase the renumbered 8.4.3 to read “It is important that the individual and cumulative effect of the sites does not give rise to significant environmental impacts, most notably to the</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>European heathlands, but also in terms of landscape impact. Natural England have advised a limit of 6 homes per site would be appropriate to these local circumstances, and that this guidance should not be side-stepped by larger sites being phased in an attempt to avoid this threshold. Natural England would also be concerned if the cumulative number of dwellings delivered through this policy were to exceed 30 within the plan period or 20 within the first five years of the plan being made.</p>
8.4 / Policy 4	<p>Question whether Ridge should be included in the policy given that it has no existing facilities and growth at Ridge would likely result in unsustainable travel patterns with people relying on private vehicles</p>	Halsall Homes	<p>Although it is accepted that Ridge is less well-served in terms of access to facilities than Stoborough, there is a clear community connection between these settlements, and it is established in the Local Plan as a settlement with a defined development boundary (within which further infill of housing would be supported). NPPF para 78 recognises that “Where there are groups of smaller settlements, development in one village may support services in a village nearby.” There are limited development opportunities at Ridge due to the various constraints around the settlement, but given the established community and links it would seem reasonable that some limited development should be acceptable in principle.</p> <p>No changes necessary.</p>
8.4 / Policy 4	<p>This does not reflect the Purbeck District heathlands policy which seeks no <u>net</u> increase in residential development within the buffer zone. There is also duplication of other policies that already cover the criteria eg on the buffer zone and landscape character.</p>	Halsall Homes	<p>The inclusion of reference to the buffer zone as a criteria was advised by Natural England and is considered necessary for the avoidance of doubt so that these are not matters to be weighed against this policy in the decision making process.</p> <p>It is not the intention of this policy to prohibit one-for-one replacement dwellings (that would not lead to any increase in the housing stock) and this can be clarified.</p> <p>Changes proposed:</p> <p>Add to end of first criteria bullet “(other than for</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			replacement dwellings”
8.4 / Policy 4	The wording “not harm ... heritage designations” does not account for the benefits of the development outweighing adverse impacts in line with the NPPF.	Halsall Homes	<p>Agreed</p> <p>Changes proposed:</p> <p>Add to end of third criteria bullet: “(unless the harm is not substantial, and the public benefits justify the scale of the harm or loss in line with national policy)”.</p>
8.4 / Policy 4	The criteria relating to flood risk is not consistent with the NPPF.	Purbeck District Council	<p>The criteria is intended to reflect NPPF policy which is to avoid residential development on sites at risk of flooding (if there are alternative sites at lesser risk) but it is difficult to succinctly express this, and it may be simpler to infer that national policy is relevant.</p> <p>Changes proposed:</p> <p>Insert “in line with national guidance,” at the start of the fifth bullet.</p>
8.4 / Policy 4 and 8.1.5	The term ‘second homes’ is not defined in the neighbourhood plan – the Council has a second homes policy (in the plan which it has submitted for examination) which will relate to all new homes in the AONB, small sites and rural exception sites.	Purbeck District Council	<p>The emerging plan has been submitted but as yet has not been examined. It includes a useful definition that could be used. Also, as the policy is to be applied across the AONB, it would apply to all sites within, adjoining or otherwise well-related to the defined development boundaries for Stoborough or Ridge, regardless of whether they are in the defined settlement boundary. It would be appropriate to mirror this in the Neighbourhood Plan policy.</p> <p>The proposed glossary definition in the LPR reads as follows: “Second home: A property which is not occupied by anyone as their only or principal residence, this includes holiday home accommodation used by the property owner’s personal use for holidays.”</p> <p>Changes proposed:</p> <p>Amend 8.1.5 to “The Parish Council supports the second homes policy as proposed through the Local Plan review. A similar restriction is proposed under Policy 4.”</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>Delete "(for dwellings outside the defined settlement boundary)" from the 8th criteria bullet of Policy 4</p> <p>Add final paragraph to supporting text: "With 6% of the dwelling stock in use as second homes, the limited opportunities for further housing in the parish, and higher than average house prices, it makes sense to ensure new homes will be used by local residents. Second homes (ie homes not occupied by anyone as their only or principal residence, including holiday home accommodation) are therefore restricted under this policy.</p>
8.4 / Policy 4 and 8.1.5	It is not clear what evidence justifies the second homes policy criteria	Halsall Homes	<p>There is substantial evidence underpinning the emerging Local Plan's second home policy which is relevant to the Arne Parish. This is referenced in the Housing Needs report</p> <p>No changes necessary.</p>
8.5 / Policy 5	Mixed comments regarding aspects such as the need for infill development to be sympathetic and subordinate, to retain private garden areas and protect trees, and to allow enough development inside bypass which provides a buffer to heathland.	Local Residents	<p>Comments noted.</p> <p>No changes necessary.</p>
8.6 / Policy 6	Comments made suggesting that provision should be limited to local residents, and that the policy wording should be clearer – including the point that large scale development is not likely to be permitted.	Local Residents	<p>The policy is based on the evidence available regarding local housing needs (in the widest sense) and a restriction to local residents in the parish would be difficult to substantiate. Amendments are proposed in response to other comments which are hoped to provide further clarity.</p> <p>No further changes necessary.</p>
8.6 / Policy 6	It is unclear what types of use this policy relates to i.e. dwellinghouses (use class C3) or care homes (use class C2). The requirement to limit the size of care homes to 10 units is not justified in the policy or supporting text.	Purbeck District Council	<p>Para 8.6.2 of the supporting text makes specific reference to the type of housing being C2. However it is accepted that there is some overlap between the supporting text and policy that could be clarified, which was previously discussed with the Council and Natural England.</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>Changes proposed:</p> <p>Amend policy to read “Small-scale site for sheltered or care-based housing adjoining or well-related to a defined settlement boundary may be permitted provided that:</p> <ul style="list-style-type: none"> – there is clear evidence of an identified and current local need within Arne Parish for the specified provision – the scheme is of a character, scale and design appropriate and sensitive to the location, and not harm the landscape or settlement character, or heritage designations – the development will not be at risk of flooding (including from tidal, river, surface water and groundwater sources), or give rise to increased flood-risk to properties off-site – there are secure arrangements to ensure that the allocation of available units will be prioritised to eligible local residents, followed by those with a local connection, before cascading to people without a local connection – the site lies outside the 400 metre buffer around protected heathlands – the total number of units built or with extant consent within the plan period does not exceed 20 units”
8.7 / Policy 7	Several comments made regarding road infrastructure concerns if this policy would lead to increased traffic.	Local Residents	<p>Noted – this should be included within the policy consideration</p> <p>Changes proposed:</p> <p>Add additional wording to end of first sentence of Policy 7: “including an assessment of the impact on increased highway movements.”</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
8.7 / Policy 7	We support the general thrust of the policy but consider that it should be stronger regarding the enhancement of all development sites to accord with the Government's 25 year Environment Plan.	Environment Agency	<p>The existing Local Plan policy ensures that “New development... Should incorporate any opportunities for biodiversity in and around the development”. However it is considered appropriate to reflect this more clearly in the Neighbourhood Plan policy for the avoidance of doubt.</p> <p>Changes proposed:</p> <p>Add additional wording to end of Policy 7: “Development should protect and, wherever practicable, enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain.”</p>
8.8 / Policy 8	Several comments made regarding parking provision for the school, some in favour of more parking, others in favour of alternative solutions such as improved public transport.	Local Residents	<p>Noted – although better public transport would be welcomed it is unlikely that this would remove the need for adequate visitor parking provision</p> <p>No changes necessary.</p>
8.9 / Policy 9	No comments made	Local Residents	<p>General support noted.</p> <p>No changes necessary.</p>
8.10 / Policy 10	Several comments made regarding the need for Nutcrack Lane to be improved (or an alternative route provided).	Local Residents	<p>Noted – reference to Nutcrack Lane could be included within the supporting text.</p> <p>Changes proposed:</p> <p>Add additional wording supporting text to outline Nutcrack Lane as one such opportunity for improvement.</p>
8.11 / Policy 11	Although generally supported several comments were made regarding the need to consider tourism-related traffic, control the proliferation of signage, and that care must be taken to ensure that local resident's needs were met rather than becoming too tourism-dominated.	Local Residents	<p>Reference is made to the consideration of traffic impacts as part of the policy. The policy does not prohibit alternative uses from being considered that would accord with the Local Plan.</p> <p>No changes necessary.</p>
8.11 / Policy 11	New tourism developments may struggle to be economically viable and yet not lead to an increase in traffic (which is how ‘adverse impact from traffic’ will be interpreted by some). You might wish to think	Natural England	<p>It is accepted that the NPPF states in para 109. “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	about a more defensible position ref increased traffic volumes?		<p>impacts on the road network would be severe” and that it would be better to reflect this level of test in the Neighbourhood Plan policy.</p> <p>Changes proposed:</p> <p>Amend “or from traffic movements” to read “or would be likely to have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network (once any proposed traffic management or other mitigation measures have been taken into account) would be severe.”</p>
8.11 / Policy 11	The policy does not clearly define ‘local policy’ and ‘tourism related uses’.	Purbeck District Council	<p>Local policy was intended to refer to Local Plan policies (amend text accordingly). Para 8.11.1 explains what is meant by tourism related uses.</p> <p>No changes necessary.</p>
8.11.3	We note the comments regarding the Parish Council’s measures to improve communications between the RSPB, NT and Natural England. By virtue of our representation on the Dorset Local Nature Partnership, the ‘Wild Purbeck’ Nature Improvement Area and successor ‘Wild Purbeck’ partnership and through dialogue promoted by Purbeck District Council on managing the effects of tourism and other matters we have a history of close collaboration, being aware of the inter-relationships of our organisational operations, especially in Purbeck.	RSPB	<p>Noted.</p> <p>No changes necessary.</p>
8.12 / Policy 12	Two comments made – one to request the inclusion of the allotments, the other to suggest that the West Lane sites must remain as green field due to flooding.	Local Residents	<p>The allotments are specified as part of the policy. The West Lane site would not meet the criteria for designation as a Local Green Space on flood risk grounds.</p> <p>No changes necessary.</p>
8.12 / Policy 12	It is not clear from the supporting text whether the requirement to provide allotments / Local Equipped Area of Play have been justified by an up-to-date needs assessment.	Purbeck District Council / Halsall Homes	<p>The 2006 audit provided for Purbeck District Council was reviewed, and this suggests that the most appropriate provision is for a LEAP (400m² minimum activity zone). The more recent district-wider assessment (2017) does</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			<p>not provide an update on this states that “The requirement for local play facilities will be considered on a site by site basis”. The 2014 Parish Survey identified clear support for the creation of play areas in Ridge, Stoborough Green and the installation of an outdoor gym in answer to the question “how could recreation facilities in the parish be improved?”. The local allotments are at capacity and there is a waiting list (held by the Parish Council). It might be useful to mention these points in the supporting text.</p> <p>Changes proposed:</p> <p>Add further para 8.12.3: “The last audit (2006) suggested a need for further outdoor play opportunities within the parish (in the form of a local equipped area of play), which was reinforced by local opinion expressed through the 2014 parish survey. The other obvious requirement is for more allotments given the waiting list for these.”</p>
8.12.2.	Clarify that the part of Stoborough Heath SSSI west of the Wareham – Corfe (A351) road is largely managed by RSPB, and also The Moors SSSI.	Natural England	<p>Agreed</p> <p>Changes proposed:</p> <p>Review text as suggested.</p>
9.1	We look forward to ongoing dialogue over current projects, including the exciting Arne Moors project, with the Parish Council and other key stakeholders	RSPB	<p>Noted.</p> <p>No changes necessary.</p>
9.1.1	The Environment Agency is not responsible for maintaining water meadows and ditch networks. This would be the riparian owner.	Environment Agency	<p>Agreed</p> <p>Changes proposed:</p> <p>Review text as suggested.</p>
9.1.1	Clarify what ‘water meadows’ the plan is referring to.	Natural England	<p>Agreed – the watermeadows referred to are those either side of The Causeway.</p> <p>Changes proposed:</p> <p>Review text as suggested.</p>
9.1.2	It may be useful to note that the current SFRA does not reference either the completion of the Poole and	Environment	<p>Agreed</p>

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
	Wareham Flood and Coastal Erosion Risk Management Strategy (p.35 ‘... the Wareham Tide Banks Strategy’) or the local flood risk work that has been undertaken in Ridge over the last year, which has gained much information about the surface water and groundwater flood risk	Agency	Changes proposed: review text as suggested.
9.1.3	It may be useful to note that the current SFRA does not reference the flap valves at Stoborough, but does reference the lack of culverts under the South Causeway (p.35). Our current understanding is that the lack of culverts under the causeway is not ‘inadequate’ but acts to throttle back floodplain flows on the west side of the causeway that would otherwise inundate the Redclyffe section. If there were culverts proposed under the causeway then the consequential change in flood risk to properties in the next compartment (The King’s Arms and its neighbours) would need to be appraised.	Environment Agency	Noted – although the flaps are in fact mentioned in the SFRA Changes proposed: Review text as suggested.
9.1.4	Please note that the 2 properties at the edge of flood zone 3 (Brookside and Star Cottages) are outside of the project area of The Moors at Arne. The only other property within the Areas Benefiting from Defences (Ridge Farm house) is fully recognised by the project and its flood risk is being studied in great detail.	Environment Agency	Noted – however this detail is not covered in the section and not considered essential to specifically mention. No changes necessary.
9.1.4	EA / NE / RSPB have spent a lot of effort both understanding people’s concerns about the project and also thinking about how these can be best addressed. It could be helpful to recognise in the plan the potential for this project to be a stimulus for improvements in the parish, for example better off road access between Wareham / Ridge / Stoborough and Arne.	Natural England	Noted – although there is still uncertainty as to the benefits the potential for some benefits should be referenced. Changes proposed: Review text as suggested.
9.2.1	“unclassified” is the common term for minor roads.	Wareham Town Council	Agreed Changes proposed:

Para / Policy	Main points raised	Respondent/s	Response and proposed changes (if applicable)
			Amend “uncategorised” to “unclassified”
9.2.1	It is unlikely that any road in Arne parish is at (or anywhere near) capacity so as to claim that the road network is saturated.	Natural England	Agreed Changes proposed: Amend to read “on the local road network” and review rest of section similarly.

Appendix E

Strategic Environmental Assessment – Environmental Report Consultation: 15 April to 22 May 2019

The consultation on the SEA ran from 15 April 2019, and was originally intended to run for 3 weeks to 7 May publicised via email to the statutory consultees and all those directly consulted on the Pre-Submission Draft Neighbourhood Plan (as listed in Appendix D) and publicised on the website, but on 5 May the consultation was extended to 29 May due to problems with the website meaning that the consultation material had not been properly displayed (the website was updated on 5 May to rectify this error).

The main issues raised as part of this consultation, and actions taken, are summarised in the following table.

Respondent	Issues raised	Actions taken
Natural England (16/04)	No comment other than minor typo noted	Typos checked and corrected
Highways England (24/04)	SEA noted - no comments to make	No action
Sandra Brown (17/04) and Ben Buxton (08/05)	Suggest referring to the National Park proposal	No action - the National Park proposal will not have any force until it is designated, for which there is not current timescales. Most of the parish is already part of the nationally protected Dorset AONB, and therefore the national value of the landscape has been taken into account.
Sandra Brown (17/04) and Ben Buxton (08/05)	Suggest that the historic Engine Shed could be better safeguarded and appropriately interpreted	No action – the Engine Shed is Listed (and is shown in Appendix 4) and the Neighbourhood Plan includes a Local Green Space designation to safeguard its setting
Dorset Council (7/05)	Suggest Bournemouth, Dorset and Poole Minerals Strategy (May 2014) is referenced	Reference to the Minerals Strategy is already included in Table 3. Para 5 has been adjusted to more simply reflect the adopted and emerging development plans.
Origin3 / Halsall Homes (29/05)	Criticism of the approach to preparing the plan – namely that the environmental report post-dates, rather than informs, the plan’s strategy giving a retrospective assessment	No action – although it is accepted good practice to prepare and consult on the SEA in tandem with the plan it assesses, the legal requirement established through Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations (2004) references only the need to give consultation bodies and the public consultees “an effective opportunity to express their opinion on the relevant documents”. There is no inherent prejudice caused by the late publication of the SEA (as the comments on the pre-submission draft have still to be considered and the plan examined and late comments on the plan were accepted) and the alternative site options were part of an earlier consultation (June 2016).
Origin3 / Halsall Homes (29/05)	Questions the scoring of alternatives 2 and 3 against	The explanatory wording has been reviewed to provide greater clarity on the basis for the scores. The scores have been reviewed and are considered to be appropriate (and

Respondent	Issues raised	Actions taken
	objective 2 (landscape - policies should contribute toward conserving and enhancing the natural beauty of the Dorset AONB)	therefore have not been amended) although it is noted that in light of the AONB comments in relation to the recent application at Steppingstones, a significant cumulative impact with the site to the north cannot be ruled out under alternative 3.
Origin3 / Halsall Homes (29/05)	Questions the scoring of alternatives against objective 5 (policies should ensure that: a sufficient number of homes are provided to meet the needs of people in Arne Parish; there are opportunities for economic growth; they support and enable healthy lifestyles; and there are opportunities to create safe and accessible places)	The explanatory wording has been reviewed to provide greater clarity on the basis for the scores, in particular giving consideration to the potential for the delivery of affordable housing (as the main issue raised), although this is only one element of the SEA objective. The scores have been reviewed and are considered to be appropriate (and therefore have not been amended). It is noted that the recent application for up to 30 dwellings on land at Steppingstones was not accompanied by a Legal Agreement to provide affordable housing.
Terence O'Rourke / Rempstone Estates (21/05)	Lack of consistency between the EIA screening opinion for approx 35 dwellings on land at Steppingstones Field, West Lane, Stoborough, the Council's sustainability appraisal of the emerging Purbeck Local Plan and the SEA Environmental Report for the Arne NP	No action - the EIA and SEA processes are governed by difference legislation. More recently the LPA has taken the decision to refuse the outline application in relation to this site (ref: 6/2019/0015) citing significant adverse long-term effects that would not conserve and enhance the character of the AONB and potential unacceptable impacts on Dorset Heaths International Designations due to the absence of suitable on-site / off-site heathland mitigation The Environmental Report does not use the same scoring criteria as the Council's Sustainability Appraisal of the emerging Local Plan (which uses a 5-point rather than 3-point scale), and the Local Plan covers a much wider geographic area within which such development could be delivered, and in the summary of H8 notes that "The policy would in the main have neutral or positive effects but could have irreversible negative impacts in terms of biodiversity and loss of green infrastructure that would be difficult to fully mitigate for due to the small size of sites". Given the findings of the Habitats Regulation Assessment, it is clear that there is likely to be significant adverse environmental effects on European sites in the absence of effective mitigation in this particular area. It is noted that Natural England have not objected to the scoring proposed in this report.