

## NeighbourhoodPlanning

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**From:** Stuart, David [REDACTED]  
**Sent:** 04 August 2022 13:56  
**To:** NeighbourhoodPlanning  
**Cc:** James Weir  
**Subject:** Pimperne Neighbourhood Plan Review - Regulation 16 Consultation  
**Attachments:** PIMPERNE NEIGHBOURHOOD PLAN - First Review - Pre-Submission Draft

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Orange category

Dear Community Planning Team

Thank you for your Regulation 16 consultation on the Submitted version of the Pimperne Neighbourhood Plan.

This is an updated and modified version of the previously made Plan. We received a consultation in the spring on the changes being proposed and primarily on the basis that no new site allocations are included confirmed that there were no issues associated with the new version of the Plan upon which we wished to comment.

We did take the opportunity to advise that the evidence base for the Plan may need review given the time which has elapsed since it was used to inform the original Plan, and otherwise indicated that we were happy to leave the resolution of any other heritage matters to the discretion of your authority and its heritage team. That previous advice is attached again here for information.

On an administrative note, we should highlight that while we were previously consulted on the proposed changes to the Plan this exercise was not referred to as a Regulation 14 consultation and we did not assume it to be so. We have received no other consultations since that time and so must assume that a Regulation 14 exercise may not have taken place or that we were not consulted on it.

Kind regards

David

David Stuart | Historic Places Adviser

[REDACTED]

Historic England | South West

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**From:** NeighbourhoodPlanning <[NeighbourhoodPlanning@dorsetcouncil.gov.uk](mailto:NeighbourhoodPlanning@dorsetcouncil.gov.uk)>

**Sent:** 30 June 2022 15:13

**To:** NeighbourhoodPlanning <[NeighbourhoodPlanning@dorsetcouncil.gov.uk](mailto:NeighbourhoodPlanning@dorsetcouncil.gov.uk)>

**Subject:** Pimperne Neighbourhood Plan Review - Regulation 16 Consultation

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Dear Sir/Madam,

I am writing to let you know that the Pimperne Neighbourhood Plan Review has been submitted to Dorset Council for examination.

Dorset Council, as the local planning authority, is required to carry out a consultation on the submitted plan review. The consultation will commence on **Friday 1<sup>st</sup> July 2022** and will run until the end of **Friday 12<sup>th</sup> August 2022**. This will give individuals and organisations the opportunity to comment on the review. An independent examiner will be appointed and any comments received will be passed to him/her for consideration as part of the examination process.

The submission documents, including the plan review itself, and the other associated documents relating to the consultation will be available to view online via the following link: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pimperne-neighbourhood-plan>

Kind regards,

**Community Planning Team**  
**Spatial Planning**  
**Dorset Council**

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[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



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## NeighbourhoodPlanning

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**From:** Stuart, David [REDACTED]  
**Sent:** 27 February 2022 14:31  
**To:** Jo Witherden - DPC; Clerk PPC  
**Cc:** James Weir  
**Subject:** PIMPERNE NEIGHBOURHOOD PLAN - First Review - Pre-Submission Draft  
**Attachments:** Pimperne Neighbourhood Plan Review - SEA and HRA Screening consultation

Dear Jo

Thank you for your consultation on the First Review – Pre-Submission Draft of the Pimperne Neighbourhood Plan.

I can confirm that there are no issues associated with the updated Plan upon which we wish to comment.

However, we would take this opportunity to reiterate the possible need to review the evidence base which supports it, as per our response on the recent SEA Screening consultation which I have attached again here for information.

As before, we are happy to defer to officers at Dorset Council on the considerations which it raises.

Kind regards

David

David Stuart | Historic Places Adviser

Historic England | South West  
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**From:** [jc \[REDACTED\]](#)  
**Sent:** 14 January 2022 12:36  
**To:** [pimperne@dorset-aptc.gov.uk](mailto:pimperne@dorset-aptc.gov.uk)  
**Subject:** PIMPERNE NEIGHBOURHOOD PLAN - First Review - Pre-Submission Draft

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Dear Consultee

As a statutory consultee, I'm writing to update you about the review of the Neighbourhood Plan for Pimperne Parish, and to invite your comments on the revised draft plan, which is now available online at <http://pimperne.org.uk/Pimperne%20NP%20-%20review%20draft%20v2%20211117.pdf>.

The main changes proposed to the plan are:

1) more information on design for better energy efficiency / zero-carbon standards

- 2) more encouragement of tree planting, and spaces for trees in new developments
- 3) more information on parking standards
- 4) inclusion of a requirement for affordable housing for sale (such as starter homes) on larger developments - as required by national policy
- 5) updates to reflect to closure of the shop and the Farquharson Arms pub
- 6) reference to the intention to implement a 20 mph speed limit for the village west of the A354
- 7) factual updates to housing numbers - completions and permissions
- 8) clarification of purpose of settlement boundary

You can find the revised plan on the Parish Council website <http://pimperne.org.uk/neighbourhoodplan.html>, together with a summary of the earlier consultation. If you would like a paper copy of the Pimperne Neighbourhood Plan Review – First Submission January 2022, please contact the Parish Clerk on: [pimperne@dorset-aptc.gov.uk](mailto:pimperne@dorset-aptc.gov.uk) or [REDACTED]

You can help us by letting us know what you think of these changes – do you agree with them? Are there things you disagree with? You can let us know by either completing the questionnaire via Survey Monkey: <https://www.surveymonkey.co.uk/r/PNPR-2>, by responding to this email (or via The Parish Clerk, [pimperne@dorset-aptc.gov.uk](mailto:pimperne@dorset-aptc.gov.uk) / [REDACTED])

The closing date to get your responses to us is 28th February 2022.

**I would also be grateful if you could acknowledge receipt of this email.**

Thank you, and we look forward to hearing from you,

Warm regards, Jo  
*On behalf of Pimperne Parish Council and Neighbourhood Plan Group*

## Dorset Planning Consultant Ltd

Director: Jo Witherden BSc(Hons) DipTP DipUD MRTPI

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## NeighbourhoodPlanning

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**From:** Stuart, David [REDACTED]  
**Sent:** 13 December 2021 09:13  
**To:** Jo Witherden - DPC  
**Cc:** Ed Gerry; Oliver Rendle; James Weir  
**Subject:** Pimperne Neighbourhood Plan Review - SEA and HRA Screening consultation

Dear Jo

Thank you for your consultation on the need for a full SEA associated with the proposed review of the existing Pimperne Neighbourhood Plan.

My first thought is that even though the Plan may be making only modest changes to the scope of its existing policy content, whether it constitutes a “new” Plan in its revised form (notwithstanding that it is not extending the current Plan period) and therefore requires a “new” full SEA so it can exist (if it needs to) on a standalone basis.

I note that the basis for the previous SEA – at least from our perspective – would have been primarily the allocation of sites for development. While planning consents for two of these have now been approved and construction on one of them has commenced, it is proposed to retain the allocation policies until development is completed in case revised proposals come forward before then. The remaining site has apparently not yet been the subject of formal developer interest.

While you refer to the fact that the Plan in its potential to generate significant environmental effects might not have changed materially from a policy or contents perspective, the baseline context which informed the original SEA dates from 2016 and this may have changed in terms of adding or removing heritage (or other) assets or receptors, or in terms of an understanding of their significance and therefore their susceptibility to impact.

It therefore seems to me that a review of the need for full SEA might also need to entertain a review of the Scoping. This I know seems somewhat back to front as this latter exercise would ordinarily become necessary once the likelihood of generating significant environmental effects had been confirmed. But as the original Plan did require a full SEA and as the revised Plan is not going to be materially different it raises an interesting issue.

For this reason I would defer to planning officers at Dorset Council, in whom discretion as to the need for full SEA rests statutorily, in the determination of whether, and how, a review of this need might and should be conducted.

If their conclusion is that a full SEA is not required I can confirm that we would have no objection to this outcome.

The proposed policy modifications do not in any other respect generate issues upon which we wish to comment.

Kind regards

David

David Stuart | Historic Places Adviser

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From: [jc \[REDACTED\]](#)  
Sent: 12 November 2021 15:15  
To: [REDACTED] [environment-agency](#) [REDACTED] South West Casework <[REDACTED] [HistoricEngland](#) [REDACTED]  
[REDACTED] [naturalengland](#) [REDACTED]  
Cc: 'Richard Burden' [REDACTED] 'Ed Gerry' [REDACTED]  
'Pimperne PC' <[pimperne@dorset-aptc.gov.uk](mailto:pimperne@dorset-aptc.gov.uk)>; 'Oliver Rendle' [REDACTED]  
Subject: Pimperne Neighbourhood Plan Review - SEA and HRA Screening consultation

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Dear Consultee

Pimperne Parish Council has commenced a review of their Neighbourhood Plan. The adopted plan (available [here](#)) was made in January 2019, and as such is more than 2 years 'old' (which is relevant for decision making under para 14(a) of the NPPF when the Local Planning Authority is unable to demonstrate a 5 year housing land supply).

The plan was subject to a [full SEA](#) previously, and the need for a full HRA was screened out (as per the [screening determination](#)). Having taken advice this does not automatically mean that any revisions should similarly need to be subject to the same level of scrutiny, hence it is appropriate to undertake a fresh screening, looking at the impact of the proposed changes to the plan. A screening report has therefore been prepared (please find attached).

Following consultation with local residents in September, there appear to be no obvious reasons to make any significant changes to the plan. The plan period will remain the same as previous, and no changes to the site allocations are proposed, other than to acknowledge where planning permission has now been granted and work commenced. The likely changes are outlined in the screening report, and summarised below. These changes will of course be subject to consultation (which we hope to commence in January), but prior to doing so we need to check with yourselves whether we are right in our assumption that this will not need to be accompanied by a new SEA (which would significantly extend the work needed to support the changes and delay the Plan's review).

The likely changes to policy wording are:

- **Policy LDC: Locally Distinct Character** - additional criteria added covering: the design of new buildings to achieve zero-carbon homes (as strongly supported provided that overall the development would still reflect the character of the area); tree planting (provision of space to accommodate within plans in light of NPPF changes); and parking provision (to meet or exceed the county car parking guidelines, and designed to ensure they remain readily accessible (particularly in locations where there is limited on-street parking available), respects the character of the area, uses permeable, non-migrating surfacing materials, and clearly indicates the provision of electric vehicle charging points, ensuring that at least one charging point is readily accessible for each dwelling or workplace).
- **Policy MHN: Meeting Housing Needs** - amendment to ensure that at least 10% of the total number of homes provided are for affordable home ownership on sites of 10 or more homes (or where the site area is 0.5ha or greater) in light of the changes made to the NPPF (para 65)
- **Policy CF: Community Facilities** - reference to village shop and post office moved to 'additional facilities that should be supported' given redevelopment of the site that had been used as a village shop and post-office.
- **Policy DC: Developer Contributions for Social Infrastructure** - road safety improvements to refer to 20mph zone (rather than safer routes to school improvements) in light of the consensus of support for a 20mph zone as the most appropriate solution

I would therefore like to use this opportunity to check that, given the limited changes to the plan as outlined above, the review of the Pimperne Neighbourhood Plan is unlikely to have significant effects on the environment, and that the need for any further assessment should not be necessary in undertaking this review. Should you come to a

