



PIMPERNE NEIGHBOURHOOD PLAN REVIEW

Regulation 16 Consultation **Friday 1 July 2022 until Friday 12 August 2022**

Response Form

The proposed Pimperne Neighbourhood Plan Review has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pimperne-neighbourhood-plan>

Please return completed forms to:

Email: NeighbourhoodPlanning@dorsetcouncil.gov.uk

Post: Community Planning Team, Spatial Planning, Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

Deadline: **End of Friday 12 August 2022.** Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Wyatt Homes	Barton Willmore, now Stantec
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Last Name		
Job Title(if relevant)		
Organisation (if relevant)	Wyatt Homes	Barton Willmore, now Stantec
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**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? Please tick one box only.

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

2. To which part of the document does the comment relate? Please identify the text that you are commenting on, where appropriate.

	<i>Location of Text</i>
Whole document	

Section	
Policy	MHN, LC, LDC, SB
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

	Support
X	Object
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

See attached statement

Continue on a separate sheet if necessary

- 5. Please give details of any suggested modifications in the box below.**

See attached statement

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

X	Yes
	No

Signature: Barton Willmore, now Stantec on behalf of Wyatt Homes
12/08/2022

Date:

If submitting the form electronically, no signature is required.

Pimperne Neighbourhood Plan 2016 – 2031 Review

Prepared by Barton Willmore, now Stantec on behalf of Wyatt Homes

August 2022

Pimperne Neighbourhood Plan 2016 – 2031 Review

Prepared by Barton Willmore, now Stantec on behalf of Wyatt Homes

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Date: 12 August 2022

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1.0 INTRODUCTION

1.1 These representations have been prepared by Barton Willmore on behalf of Wyatt Homes and in response to the Pimperne Neighbourhood Plan 2016 - 2031 review.

1.2 Wyatt Homes control land to the north of the A350/ A354 in Blandford Forum, some of which falls within the Pimperne Parish boundary. The land is currently subject to a planning application, reference: P/OUT/2020/0006, which is under consideration by Dorset Council and seeks permission for:

Hybrid planning application for the phased development of land to the North and East of Blandford Forum for up to 520 dwellings and non-residential uses comprising:

- *Outline planning application (with all matters reserved except for access) for the development of up to 367 residential dwellings, local centre with flexible floorspace including retail, commercial floorspace and a community hall, land for a three-form entry primary school and associated playing pitches (Use Class F1 Learning and non-residential institutions), public open space, replacement allotments including allotment building, new sports pitches, parking, access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and removal of existing allotments.*
- *Full planning application for 153 dwellings (Use Class C3), public open space, attenuation basins, parking, access, infrastructure, landscape, ancillary and site preparation works"*

1.3 Wyatt Homes and Barton Willmore, now Stantec actively engaged with the Blandford Neighborhood Plan group to understand the needs and wants of the local community and residents of Blandford Forum and the surrounding area, which led to the allocation of part of the site for development through Policy B2 of the Blandford + Neighborhood Plan 2011 – 2033 which was formally made in June 2021.

1.4 Barton Willmore, now Stantec also submitted written reps, on behalf of Wyatt Homes, to the Pimperne Neighbourhood Plan First Review pre-submission draft during the six-week period of consultation between 14 January 2022 and 28 February 2022. It set out general support of the approach taken to the Neighbourhood Plan review, whilst

recommending specific modifications and amendments in relation to Policy LC (landscape character).

1.5 The following representations will therefore set out a response to the amendments made following the pre-submission consultation undertaken between January 2022 and February 2022 as well as the draft Plan in general terms insofar as it relates to the proposed development north of Blandford Forum.

1.6 The amendments are discussed in more detail below but the main modifications to the Neighbourhood Plan as made in 2019, relates to the below.

- Information on design for better energy efficiency / zero carbon standards in relation to Policy LDC
- Tree planting, and space for trees in new developments in relation to Policy LDC
- Information on parking standards in relation to Policy LDC
- Inclusion of affordable housing requirement in relation to Policy MHN
- Updates to reflect closure of shop and Farquharson Arms pub in relation to Policy CF
- Intention to implement 20mp speed limit for village west of A354 in relation to Policy DC
- Updates to housing numbers
- Updates to purpose of settlement boundary in relation to Policy SB

2.0 DEVELOPMENT PLAN CONTEXT

- 2.1 The NPPF sets out the economic, social, and environmental roles of achieving sustainable development through the planning system, including making effective use of land.
- 2.2 The existing Local Plan is the North Dorset Local Plan Part 1 (2016) and saved policies of the North Dorset District Wide Local Plan (2003). Paragraph 8.12 of the adopted North Dorset Local Plan Part 1 identifies the planning strategy for the Blandford conurbation as the building out of allocated and consented sites in the early part of the plan period, with additional greenfield sites beyond the bypass being brought forward after that date. The strategy establishes that new development will be supported by the necessary infrastructure to meet the overall needs of the town and the more local needs of new development. The Local Plan also identifies that Blandford Town Council, Blandford St Mary and Bryanston Parish Councils were working together on a single Neighbourhood Plan for the area.
- 2.3 The draft version of the emerging Dorset Council Local Plan is currently being prepared with an initial publication date of May 2022, albeit this date appears to have slipped. Nevertheless, reflecting the above strategy for development north of the bypass, the Dorset Council Local Plan Options Consultation Document (2021) identifies land north of the A350 in Blandford Forum (BLAN7) as a preferred site for residential development with a capacity for approximately 680 dwellings.
- 2.4 Appendix 2 of the Dorset Council Local Plan Options Consultation document identifies a minimum housing requirement for the Pimperne Neighbourhood Plan Area of 276 dwellings.
- 2.5 The Blandford + Neighbourhood Plan 2011 – 2033 (made June 2021) allocates a site to the north of the A350 in Blandford Forum (Policy B2 (Land North and East of Blandford)) for 400 homes and associated facilities and infrastructure. This directly abuts the Pimperne Parish boundary.
- 2.6 The Pimperne Neighbourhood Plan 2016 – 2031, as made in January 2019, allocates land for residential development, and sets out the objectives in terms of design, landscape and biodiversity of the local community and Parish Council.

3.0 HOUSING REQUIREMENT

3.1 One of the motivations for the neighbourhood plan review appears to be the added protection that would be afforded to it under paragraph 14 of the NPPF, notably where there is an absence of a 5-year housing supply for Dorset. However, the tests required under paragraph 14 include that the Neighbourhood Plan must contain policies and allocations to meet its identified housing requirement.

3.2 We note that the Neighbourhood Plan review has a different plan period to the emerging Local Plan of 2016-2031 as opposed to 2021-2038. Notwithstanding this, the Neighbourhood Plan review only seeks to accommodate sites for the delivery of 'at least' 61 dwellings (equating to 4.1 dwellings per annum). Whilst this is an uplift on the target of 45 presented in the pre-submission consultation, it is still a significant difference to that indicated in the emerging Local Plan.

3.3 The figure presented as part of this Neighbourhood Plan Review appears to come from the Pimperne Housing Needs Assessment which based the level of need on the housing distribution strategy outlined in Policy 6 of the North Dorset Local Plan. It states that:

In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031

3.4 However as noted above, the emerging Local Plan sets a housing requirement of 30,481 dwellings across the 17-year plan period (2021 – 2038), with Appendix 2 outlining a requirement of 276 dwellings (i.e. 16.2 dwellings per annum) in Pimperne.

3.5 Although these figures are not yet adopted, there is a significant difference in the number of homes that are seemingly required and the number provided for in this Neighbourhood Plan Review. Both Pimperne Parish Council and Dorset Council will therefore need to be satisfied that sufficient homes are being provided for within the plan period, which on face value appears to fall short of the likely level of homes required for the Parish. This could mean that paragraph 14 cannot be engaged and offer the very protection the Parish are seeking to secure.

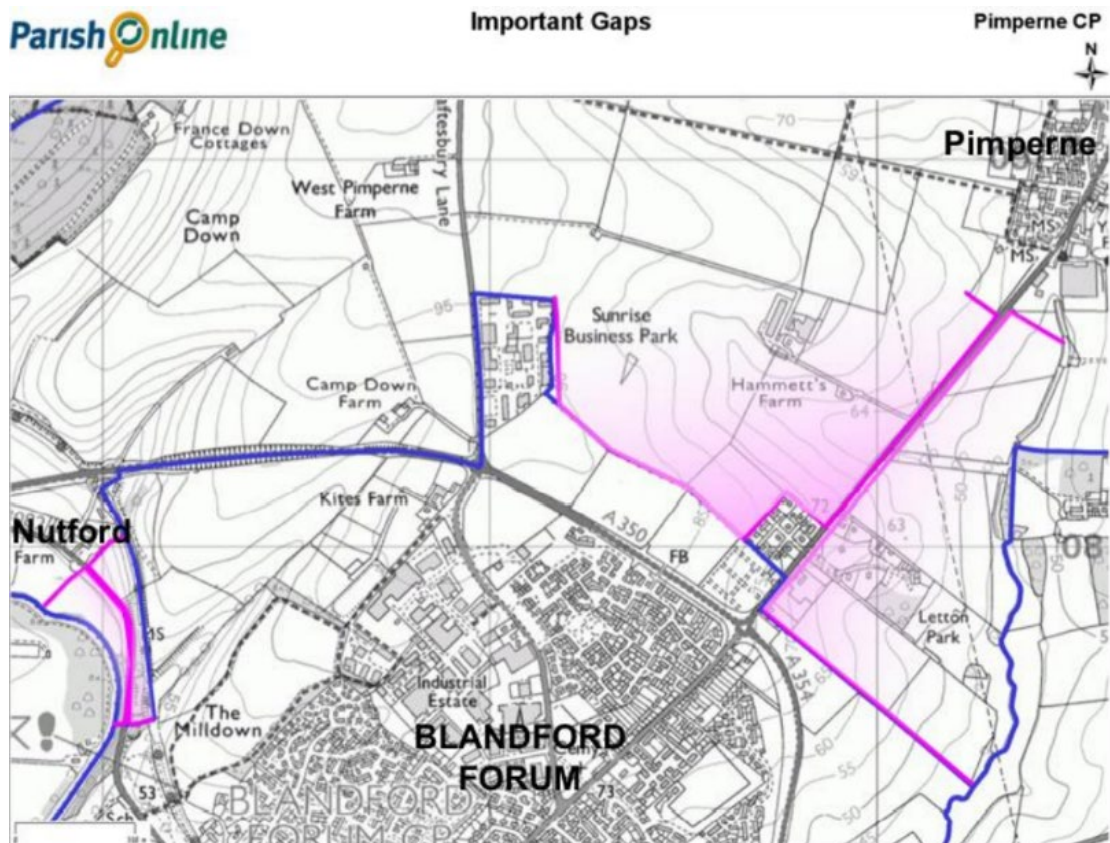
3.6 It is therefore recommended that additional land is allocated for development within the Neighbourhood Plan review to ensure the housing requirement is met in full. Given

the indication in the adopted Local Plan for development north of Blandford bypass; in addition to the proposed allocation in the emerging Local Plan (BLAN07), it would appear entirely consistent, appropriate and logical for the land south west of Letton Park to be allocated for development in the Neighbourhood Plan review. This would as a consequence deliver sufficient homes to engage paragraph 14 of the NPPF.

4.0 THE GAP – POLICY LC

- 4.1 The previous written representation submitted by Barton Willmore, now Stantec on behalf of Wyatt Homes provided a robust assessment of this policy in relation to the land south of Letton Park within the Pimperne Parish boundary.
- 4.2 Despite Pimperne’s refusal to incorporate any of the proposed amends, it is still our view that this land can be sensitively developed in a manner that avoids causing harm to the function of this important ‘gap’, consistent with the findings of the North Dorset Strategic Landscape and Heritage Study Stage 2 Assessment: Blandford (Forum and St Mary) prepared by LUC on behalf of Dorset Council and the gap policy itself.
- 4.3 This view is corroborated by the supporting text of Policy LC (Landscape Character) of the made Pimperne Neighbourhood Plan includes ‘Map 2 – Important Gaps’ which visually defines the land between the main built area of Pimperne and the land south of Letton Park as an ‘important gap’ as identified in Figure 1 below.

Figure 1: Map 2 – Important Gaps (Pimperne Neighbourhood Plan 2016 – 2031)



- 4.4 The supporting text of the made Neighbourhood Plan goes on to state that the gap of approximately 800m between the village and the scattered buildings around Letton Park is relatively fragile but forms an 'important break in development'.
- 4.5 When referencing the small area of land to the south west of Letton Park, which is included within the 'important gap', the supporting text states that although it is less visible from the main road due to the extent of vegetation, it still contributes to the overall gap between the town and village as well as forming the setting of the Cranborne Chase and West Wiltshire Downs AONB.
- 4.6 Furthermore, the supporting text to the Gap policy states that the development that has taken place at Letton Hill and at the Sunrise Business Park has impacted on the gap and should not be seen as a precedent to be repeated.
- 4.7 Policy LC sets out a list of requirements for suitable development. Pertinent to the gap, the policy states:
- f) Where development is appropriate on the edge of a settlement, it should incorporate suitable landscaping to avoid creating a hard and visually prominent edge. On higher ground the mitigation measures in (b) should also be applied.*
 - g) Development should not harm the views of Pimperne village as appreciated on the approach from the south along the Higher Shaftesbury Road, or reduce the open nature of the gap between Blandford Forum and the village of Pimperne, as indicated on Map 2, and should respect the treed and distinctive character of Letton Park within this gap.*
 - h) Development should respect the rural character of Nutford as a distinct entity from the town of Blandford Forum and not erode the gap between Blandford Forum and the settlement of Nutford, as indicated on Map 2.*
- 4.8 The purpose of the gap as defined in the Pimperne Neighbourhood Plan is to maintain an important landscape break in development between Pimperne and Blandford

Forum, whilst respecting the treed character of Letton Park. Any development must not reduce the open nature of the gap.

- 4.9 It is important to note that Policy LC is not an embargo on development – rather identifying the tests which will determine the acceptability of any development proposal in this area.
- 4.10 The North Dorset Strategic Landscape and Heritage Study Stage 2 Assessment: Blandford (Forum and St Mary) prepared by LUC on behalf of Dorset Council forms part of the evidence base for the emerging Dorset Council Local Plan. This assessment includes the area of land to the north of the A350 that forms part of the ‘important gap’ between Pimperne and Blandford Forum as identified in policy LC of the Pimperne Neighbourhood Plan. Referring to the area north of Letton Park, the assessment states that: *‘the northern part of the assessment area contributes to the sense of separation between Blandford Forum and Pimperne’*.
- 4.11 The assessment states that allocations and proposals should *‘seek to preserve the setting of the non-designated former parklands belonging to Letton House (no longer extant) and the grade II Langbourne House. This may be achieved by not developing Cranborne AONB and the northern half of the assessment area past the southern boundary of Letton Park (or by maintaining this half as strategic open land)’*.
- 4.12 Each of the above provides a very clear message that development in the area south-west of Letton Park, subject to sensitive boundary treatment, would not hinder the important gap between Blandford Forum and Pimperne.
- 4.13 However, in stark contrast to the Blandford+ Neighbourhood Plan policy and the independent LUC Study, in December 2020, Dorset Planning Consultant Ltd submitted an objection to the current planning application on behalf of Pimperne Parish Council, stating that the proposed development is contrary to Policy LC of the Pimperne Neighbourhood Plan. The reason given for this is *‘the level of development within the important open gap and its impacts on the AONB’*. The objection highlights that *‘the supporting text of the Neighbourhood Plan makes clear that its importance is not limited to the separation of the two settlements, but that the landscape south of Letton Park, although less visible from the main road due to vegetation (though seen clearly from Black Lane to the east), contributes to the overall gap between the town and village’*.

- 4.14 It is clear that such an interpretation is very different to that of Policy LC itself and the LUC study, where development to the southern boundary of Letton Park is identified as being accommodated sensitively whilst still retaining an important landscape gap between Blandford Forum and Pimperne and that preserving the setting of the Letton Park parklands could be achieved by not developing half of the assessment area past the southern boundary of Letton Park.
- 4.15 However, taking the objection letter at face value, Pimperne Parish Council appear to consider that any development within the important gap is, by virtue of its nature, is inappropriate and harmful to the purpose and function of the gap. This however is stated with little evidence to support the conclusions made. It is this inconsistency which clearly needs addressing in the Neighbourhood Plan Review. Without such evidence, the Pimperne Neighbourhood Plan can only rely on that evidence which exists, which clearly indicates that carefully planned development in this area can protect the identity and maintain separation between Pimperne and Blandford Forum.

5.0 LOCALLY DISTINCT CHARACTER AND FUTURE-PROOFING - POLICY LDC

- 5.1 This matter was similarly addressed in our previous representations to the pre-submission consultation. It appears that our previous comments have not been incorporated into this submission draft, but it is still our view that elements of Policy LDC either go against or repeat existing policies within the development plan, thus raising the question as to whether their inclusion is necessary.
- 5.2 Policy LDC provides development management requirements relating to (character, design, energy, trees, and parking), even though these matters are addressed by existing policies within the development plan and will no doubt also be included in the emerging Local Plan once adopted.
- 5.3 Moreover, it appears that the requirements of Policy LDC conflict with existing policies and guidance on such development management matters. There does not appear to be any evidence to support the different approach taken within the Neighbourhood Plan review. In the absence of such evidence, which would need to demonstrate why a different approach should be taken in Pimperne as opposed to other areas of Dorset, there is no justification for such requirements.
- 5.4 An example of this is the sustainable construction requirements in criteria c. In response to our previous comments, the Pimperne Neighbourhood Plan Group clarified that this is included to provide the flexibility to take a different approach to the traditional vernacular. However, the wording of the policy is likely to give rise to confusion and potentially lead to inconsistencies between the development plan policies and other relevant guidance.
- 5.5 As such, in order to ensure consistency and avoid confusion, such policy requirements should align wholly with Building Regulations, Future Homes Standards and other guidance and development plan policies. In light of the climate emergency declared by Dorset Council, the emerging Dorset Local Council Plan is likely to have a focus on environmental sustainability in terms of residential development. Furthermore, if such requirements merely repeat what is provided elsewhere in the development plan then there is no benefit or need for them to be included.
- 5.6 This similarly applies to the requirement for trees within new development – a duplication of what already exists within the NPPF, the Local Plan and BS5837 British

Standard for Trees in relation to design, demolition and construction – Recommendations 2012. This renders such requirements as unnecessary.

- 5.7 In addition, criteria e provides specific requirements for new development, including resisting the provision of garages, which conflicts with Local Plan guidance (The Bournemouth, Poole, and Dorset Residential Car Parking Study May 2011). It specifically sets a requirement for garages to be designed as open car ports which goes directly against policies within the existing development plan, and in the emerging plan, with no evidence to support such a different stance being taken.
- 5.8 In light of the above, it is considered that the proposed changes to Policy LDC should be removed, or at the very least justified in full with sufficient evidence to justify the deviation from policies within the existing development plan and the NPPF.

6.0 SETTLEMENT BOUNDARY – POLICY SB

- 6.1 The Neighbourhood Plan review still does not propose any changes to the settlement boundary for Pimperne despite our previous representations. However, the emerging Local Plan proposes to allocate the land south west of Letton Park for development, whilst also setting a requirement for Pimperne to provide 276 homes, reflecting its tier 2 status.
- 6.2 In light of the above, so as to reflect the proposed allocation, ensure consistency as well as general conformity (basic condition e) it is suggested that the settlement policy boundary be drawn around the area south west of Letton Park. At the very least, the supporting text should highlight the proposed development as part of the wider Blandford+ Neighbourhood Plan allocation and proposed Dorset Local Plan allocation, stating that the settlement boundary will be identified around this area once consented, through a subsequent Neighbourhood Plan review.

7.0 COMPLIANCE WITH BASIC CONDITIONS

7.1 As set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, a Neighbourhood Plan must meet a set of basic conditions prior to being put to referendum and, ultimately, being made.

7.2 The 8 conditions are set out below, in summary:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan);
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders;
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development;
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations;
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

Regard to National Policy

- 7.3 The NPPF (paragraph 11) makes it clear that the presumption in favour of sustainable development relies upon development plans promoting a sustainable pattern of development so as to meet the development needs of the area.
- 7.4 In addition, Neighbourhood Plans are required to support the delivery of strategic policies contained in Local Plans and should shape and direct development that is outside of these strategic policies (paragraph 13).
- 7.5 The NPPF goes on to require that development plans should be prepared with the objective of contributing to sustainable development, be prepared positively and contain policies which are clearly written and unambiguous, so it is evident how a decision-maker should react to development proposals.
- 7.6 The conflicting interpretation of Policy LC indicates that it is ambiguous or at least open to different interpretation than that originally intended. In addition, the annotation for the Important Gap is also unclear, as also noted by the Examiner. This would provide a strong indication that to comply, changes need to be made to Policy LC and the supporting plan so as to comply with the basic conditions. In addition, the Neighbourhood Plan should make provision (and not seek to hinder) the sustainable growth north of Blandford Forum.

General Conformity with strategic policies

- 7.7 The proposed changes to the Neighbourhood Plan through this review appear to conflict with strategic policies within the Local Plan as well as the emerging Local Plan.
- 7.8 It is necessary for the Neighbourhood Plan to make provision for the quantum of housing identified for Pimperne as a tier 2 settlement, which currently equates to 276 dwellings in the emerging plan. Whilst not yet part of the development plan, this emerging requirement presents a clear direction of travel and is significantly different to the quantum of development currently being identified by the Parish and therefore cannot be considered to be in general conformity.

- 7.9 The adopted Local Plan provides a very clear indication that development north of Blandford bypass is a direction for growth. Furthermore, the emerging Local Plan, which has a target adoption date of 2023, allocates land south-west of Letton Park, within the Important Gap. As required by the Basic Conditions, the Pimperne Neighbourhood Plan must reflect such policies if it is to comply.
- 7.10 The gap between Pimperne and Blandford Forum is clearly important and should be retained, however, the extent of the gap should be amended to take into consideration the existing built development and landscape character around Letton Park which provides a natural boundary for the start of the landscape gap.
- 7.11 We note that no change to Policy LC is proposed in the Neighbourhood Plan Review. In this regard, in theory, if Policy LC is to be interpreted as was first envisaged, no changes to the policy wording are required. However, given the different interpretation being applied by the Parish Council, there is clearly a conflict and lack of general conformity that can only be remedied by a change to the policy wording so as to enable the strategic allocation north of the bypass to proceed unhindered (albeit recognising the need for sensitive boundary treatment).
- 7.12 Specifically, such changes to the Neighbourhood Plan would involve amending the supporting text to Policy LC to specifically allow for development on the parcel of land to the south of Letton Park. Such changes would ensure Basic Condition (e) was satisfied.
- 7.13 Such amendments would reflect the changes to the development plan that have taken place since the Pimperne Neighbourhood Plan was first made in January 2019.
- 7.14 The supporting text to Policy LC should be amended as follows (with track changes):

~~'Letton Park lies to the south of the village, along the A354, just the other side of the Blandford bypass from the town of Blandford Forum. This is distinctive in its treed and spacious character, derived from its history as the grounds of stately Letton House. The gap (approximately 800m) between the village and the scattered buildings around this former parkland estate is relatively fragile, but forms an important break in development. Similarly the landscape south of Letton Park, although less visible from the main road due to vegetation (though seen clearly from Black Lane to the east), contributes to the~~

~~overall gap between the town and village, as well as forming 1888-1913 OS edition historic map showing the village Historic map the setting of the Cranborne Chase and West Wiltshire Downs AONB whose boundary runs along the Pimperne Brook.~~ The landscape south of Letton Park can accommodate development without harming the landscape function of the gap, so long as it respects the treed and distinctive character of Letton Park and is suitably and sensitively landscaped in accordance with the objectives of policy LC. The development that has taken place at Letton Hill and just outside the parish at the Sunrise Business Park, have impacted on the gap, but these previous decisions should not be seen as setting a precedent to be repeated'. 4.12 Map 2 should therefore also be amended so that the gap begins at the southern boundary of Letton Park. This would utilise the existing landscape and take into consideration the landscape assessments of both the Examiner and the LUC on behalf of Dorset Council whilst providing a strategic housing development and ensuring the important function of the gap can still be accomplished.

- 7.15 In this regard, it is necessary for the settlement boundary to also reflect this proposed allocation, either through including it within the settlement boundary or making specific reference to the allocation and stating clearly that the settlement boundary will be drawn around this in a future Neighbourhood Plan review.
- 7.16 In addition to the above, in order to be in general conformity with the Local Plan the proposed changes to Policy LDC should be removed as they conflict with existing development plan policies and are not justified by evidence.
- 7.17 Without the above changes being incorporated into the Neighbourhood Plan review, the Plan cannot be considered to be in general conformity and fails the basic conditions required by paragraph 37 of the NPPF and paragraph 8 of Schedule 4b to the Town and Country Planning Act 1990 (as amended).

8.0 CONCLUSION

- 8.1 The submission draft of the Neighbourhood Plan Review remains largely unchanged from the pre-submission consultation version, with only minor modifications made with regards to Policies LDC; MHN; CF; DC and SB.
- 8.2 In the absence of changes in line with those previously set out, our view remains that in its current format, the proposed amendments to the Neighbourhood Plan do not meet with basic conditions set out in in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.
- 8.1 In order for the plan to meet the basic conditions, particularly a) to have regard to national policy and guidance and e) to be in general conformity with the strategic policies of the Development Plan, proposed amendments regarding housing requirement, policies LC, SB and LDC are required as set out above.
- 8.2 Given the indication in the adopted Local Plan for development north of Blandford bypass; in addition to the proposed allocation in the emerging Local Plan (BLAN07), it would appear entirely consistent, appropriate and logical for the land south west of Letton Park to be allocated for development in the Neighbourhood Plan review. This would as a consequence deliver sufficient homes to engage paragraph 14 of the NPPF.
- 8.3 The suggested changes identified above would help ensure the Neighbourhood Plan complies with the NPPF and is in general conformity with the emerging Dorset Council Local Plan, thereby enabling it to proceed. This would thereby ensure the Plan is not prematurely rendered out of date, whilst also retaining the function of the important gap and contributing towards both the District and Parish housing requirements, providing local residents with much-needed homes.