

AGENDA ITEM 6a)

Nicola Clark

Subject: 210756 Purbeck Local Plan proposed Further Main Modifications

From: Sue Bellamy <sue.bellamy@dorsetcouncil.gov.uk>

Sent: 01 November 2021 10:30

To: clerk@lytchettminsterandupton-tc.gov.uk <office@lytchettminsterandupton-tc.gov.uk>; Rod Curtis <clerk@wareham-tc.gov.uk>; Admin <admin@swanage.gov.uk>

Subject: 210756 Purbeck Local Plan proposed Further Main Modifications

Dear Town Clerk

In response to comments received on the Purbeck Local Plan Proposed Main Modifications Consultation, which closed earlier this year, the council is consulting on limited Further Proposed Main Modifications around Policy V2 and I5, which are considered to be necessary to ensure that the plan is sound. The consultation will take place between 22nd November 2021 and 10th January 2022. We would be grateful if you could hold a copy of the Interim Heathland Mitigation Strategy which contains the proposed further main modifications and an updated inset map for Morden. We will provide a couple of posters to advertise the consultation also, which we hope you can find space for on your noticeboards.

If you have any queries please don't hesitate to contact me.

Many thanks.

Regards

Sue Bellamy
Senior Planning Policy Officer
Economic Growth and Infrastructure
Dorset Council

Purbeck Local Plan [01929 557303](tel:01929557303)
dorsetcouncil.gov.uk



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AGENDA ITEM 6b)

Dorset Association of Parish & Town Councils

(Affiliated to the National Association of Local Councils)

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21st October 2021

To: Matt Prosser
Chief Executive of Dorset Council

Dear Matt

Ref: Local Plan Updates and Changes to Planning Notifications

I write on behalf of the membership of DAPTC to press Dorset Council to consider the following requests relating to the Local Plan progression and changes to the planning notification process, some of which we understand may be temporary.

The Local Plan

You will be aware and have reported the considerable level of interest in the consultation for the Local Plan. We wish to have a focus on the engagement of the communities in Dorset in the design and creation of the emerging Dorset Local Plan. All communities want to understand fully how they will be kept up to date on progress, any potential changes and any further feedback or consultation opportunities.

We note the significant pressures the planning team are under and appreciate the update issued recently to share the challenges faced. We would like to work with you on the Local Plan engagement of parishes and towns as they are extremely keen to:

1. Understand the direction of travel and key milestones, with regular subsequent updates;
2. Enable and facilitate meaningful dialogues including specific local issues;
3. Understand if Dorset Council will be seeking more up to date data to assist them with the Local Plan

Please consider how this might be achieved and let us and our parish and town council members know how they can help.

Neighbourhood Plans

In addition, there are a number of Neighbourhood Plans currently being developed and more councils are thinking about starting the process. Given the number of community volunteer hours dedicated to this across Dorset, it would be good to get a clear steer from Dorset Council how they will support the local communities with plans in development and try and get a uniform approach to those with plans from Planning Officers. There remains a concern that there is a wide variety of understandings and support from officers when it comes to Neighbourhood Plans. In saying this, I also want to be clear there are some

excellent officers that provide superb support. It would be helpful to have a consistent approach amongst officers for Neighbourhood plans.

Planning Notification Changes

There is understanding, but at the same time some significant concern that planning notifications to neighbouring properties have been ceased and that the site notification posters in some cases are left to the agent or developer to administer.

The high proportion of our membership are small parishes and they rely on these notifications which then prompts neighbours to inform their local council of any concerns or indeed support for any applications. There have already been examples where the site notices have been missing and the neighbours were unaware of an application, which has caused issues for the parish council. These are not isolated cases. Furthermore, the weekly summary lists of planning outcomes have ceased putting an increased burden on parish Clerks in rounding up key information for their elected members.

Could you urgently let us know if these changes are temporary measures and if so, the earliest point at which they will revert back to previous arrangements.

The matters raised in this letter are important to our member councils. I look forward to your reply.

Yours sincerely,

Neil Wedge

Neil Wedge
Chief executive
Dorset Association of Parish & Town Councils

Copies:

Cllr. Spencer Flower
Cllr. David Walsh
John Sellgren – Dorset Council



**Dorset
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Mr Neil Wedge
Chief Executive
Dorset Association of Parish & Town
Councils

Date: 27 October 2021

Ref:

Officer: Matt Prosser, Chief Executive

Sent via email



matt.prosser@dorsetcouncil.gov.uk

Dear Neil

Thank you for your letter dated 21 October 2021 asking Dorset Council to consider your requests relating to the Local Plan progression and the changes to the planning notification process.

The Local Plan

We received a very good response to the earlier consultation on the local plan, and the comments have now all been published online at [Comment search - Dorset Council Local Plan Consultation](#). It has taken longer than originally anticipated to go through them all and reach this stage, and we have therefore delayed the programme for local plan preparation slightly, with the amended plan now due to be considered by committee in March or April, and published in May. There will be a further opportunity to comment then, and the responses received at that stage will all be sent directly to the independent inspector who will hold the public examination.

We also have a number of pieces of further evidence work progressing. These include:

- Strategic Flood Risk Assessments (including more detailed work on Weymouth town centre)
- Retail and Town Centre Needs Assessment
- Housing Needs of Specific Groups
- Economic Needs Assessment
- Gypsy and Traveller Accommodation Needs Assessment
- Local Plan Viability Assessment – ongoing, will be published alongside the publication version of the local plan
- Habitats Regulations Assessment – ongoing, will be published alongside the publication version of the local plan

I note your comments about town and parish councils being keen to be kept updated on progress and key milestones, and appreciate the value of this in relation to their role representing local communities. Perhaps my Director of Planning, Matthew Piles could meet you to discuss how we could best progress this, in preparation for the next key stage of the local plan preparation.

Neighbourhood Plans

I am very pleased to hear that we have officers providing 'superb support' to neighbourhood plan groups, but am sorry to hear that groups do not feel they are receiving a consistent level of support in all cases. Clearly every plan and every group is different, and we have pressures on staff time due to the local plan work, but we will certainly look into this and see what can be done to improve consistency and clarify expectations. Again, it may be useful to meet to discuss this, and I will ask Matthew to contact you to arrange something.

Planning Notification Changes

I can confirm that, in line with the Council's agreed Statement of Community Involvement, we no longer send neighbour notification letters for planning applications, unless these are specifically required by legislation.

All applications continue to be publicised via site notices, and press notices are also used where required by law. Details of all applications are also published online, and we continue to consult statutory organisations and town and parish councils.

At present, we are asking applicants and agents to help us by displaying site notices on our behalf (particularly for small-scale applications), where they are willing and able to do so. In many cases, this means that the publicity period can start sooner than would otherwise be the case, and hence can reduce delays in determination of the application. If applicants are not willing or able to display the site notices then case officers make arrangements for the notices to be displayed. Where site notices are displayed by applicants or agents, we require evidence in the form of photographs, to demonstrate that the notices have been displayed and dated.

If Town or Parish Councils become aware that a site notice has been removed, defaced or obscured during the consultation period, then we would ask that they inform us, so that we can take steps to rectify this.

Whilst I can understand that there are concerns about the decision to stop sending neighbour notification letters, the Council's approach is in line with the statutory requirements, which generally require either a site notice to be displayed or neighbour notification letters to be sent (and not both). The decision to stop sending neighbour notifications was taken due to the resource constraints on our service, and this change, along with the request to applicants and agents to help with display of site notices, has allowed the planning teams to focus on clearing the large backlog of planning applications. We do not have any immediate plans to re-introduce neighbour notification letters, although we will keep this under review. However, it is likely that in the longer term we will seek to move back to a position where officers erect all site notices, rather than requesting this of applicants and agents.

I hope this answers the questions you have raised but please do not hesitate to contact me.

Best regards

Matt Prosser
Chief Executive

AGENDA ITEM 6C



Development Management
County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ
☎ 01305 838336
🌐 www.dorsetcouncil.gov.uk

Swanage Town Council
Dr M Ayres
Town Clerk
Town Hall
Swanage
Dorset, BH19 2NZ
admin@swanage.gov.uk

Date: 02 November 2021
Officer: Malcolm Davies
☎ 01929 557206
✉ Malcolm.davies@dorsetcouncil.gov.uk

Dear Dr Ayres

Community Infrastructure Levy Regulations 2010 (as amended), Regulation 59A: Duty to pass CIL to local councils

CIL Receipts 01 April 2021 to 30 September 2021; financial year 2021/22

If a Neighbourhood Plan has not been adopted, the Council is required to pass 15%, subject to a maximum of £100 per dwelling, of the CIL receipts for development in a parish to the local town or parish council. If a Neighbourhood Plan has been adopted, the Council is required to pass 25%, with no maximum limit, of the CIL receipts for development in a parish to the local town or parish council.

This money must be spent in accordance with Regulation 59C on:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
- (b) anything else that is concerned with addressing the demands that development places on an area.

A BACS Remittance, to the sum of **£11,067.59** will be transferred to the Parish bank account. Depending on whether a Neighbourhood Plan is adopted and the date planning permission was granted, this equates to either 15% or 25%, shown in brackets, of the CIL receipts from the following developments at:

- 6/2020/0549 9 Manor Road, Swanage, BH19 2BH £1,227.16 **(15%)**
- 6/2020/0386 198 High Street, Swanage, BH19 2PQ £330.61 **(15%)**
- 6/2019/0610 8 Durlston Road, Swanage, BH19 2DL £2,421.07 **(15%)**
- 6/2016/0618 Former Police Station Premises, Argyle and Kings Road West, Swanage, BH19 1HZ £1,631.70 **(15%)**
- 6/2019/0648 3 De Moulham Road, Swanage, BH19 1NP £5,457.05 **(15%)**

You should be aware that if monies are not spent within 5 years, the Council may serve notice to you to repay the appropriate amount of money. You are also required to report annually on the CIL money you receive and how you've spent it.

If you would like to discuss your ideas on expenditure to help avoid not complying with the regulations or have a general query please do not hesitate to contact me.

Yours sincerely
Malcolm Davies
CIL & Planning Agreements Officer