

BY HAND

Little Farm
Worgret Road
Wareham
Dorset
BH20 6AB

Purbeck District Council Community Planning & Policy
10 OCT 2013
ACKNOWLEDGEMENT A B C D E
FILE REF:

9th October 2013

Planning Policy,
Westport House,
Worgret Road,
Wareham
BH20 4PP

Dear Sir/Madam,

Re: Arne Parish Council request to be the designated body to produce a
Neighbourhood Plan for the whole of the Arne PC area
Consultation Response

Attached is the Consultation Response Form duly completed. The Response Form comment section is locked at insufficient space to provide the detailed comments which are therefore as follows:

The Government Planning Portal states that '*The Development Plans must be in general conformity with the strategic policies in the development plan for the local area (i.e such as in a core strategy)*'. It also states that the Planning Authority (in this case Purbeck District Council (PDC)) '*will produce the definitive development plans which will set the strategic context within which neighbourhood development plans will sit*'. Under 'Neighbourhood Plan area Designations' PDC state that '*The neighbourhood plan area must be agreed by Purbeck District Council before the plan is started. The area should be identified early in the process to avoid the risk of planning for an area that may not be approved*'. Items 1.1.1 and 1.2.3 of PLP1 make it clear that it is not necessarily definitive in all respects. It is subject to an immediate Partial Review in compliance with the Planning Inspector's requirements – as it does not meet (for example) the housing needs. For the reasons set out below, there is no currently reliable core strategy for Arne Parish Council (APC) to use as a reference base in producing a Neighbourhood Plan for the whole Arne PC area.

I refer you to previously submitted potential development sites 6/02/0168, 6/02/0170 and 6/02/0171 within Arne PC, which are now 'included' in the PLP1 Partial Review by reason of possible changes to the Wareham Settlement Boundary. This is a significant element of the Partial Review which must be concluded in order to complete the strategy and definitive development plans. In addition, there may be repercussions in defining which Authority (or combination of Authorities) may apply to be the designated body to produce the Neighbourhood Plan covering this area to the west of Wareham.

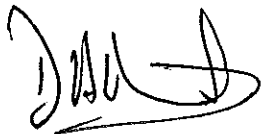
The production of a strategic development plan for this (Worgret Road) area must

therefore continue to be dealt with by PDC as the Planning Authority. They can balance the respective views of both Wareham and Arne (as a part of the consultative process for conducting the PLP1 Partial Review) and conclude what, if any, development is required immediately to the west of Wareham and what consequent amendment to the Wareham settlement boundary should be made. On conclusion of the PLP1 Partial Review, the Neighbourhood Plan area will then be fully definable and the relevant Authority or Authorities can apply to PDC to be the designated body and can rely on PDC's *definitive development plans which will set the strategic context within which the neighbourhood development plans will sit.*

It is therefore currently premature for PDC to approve APC as the designated body for production of a Neighbourhood Development Plan for the whole of the Arne PC area.

A workable alternative permitting Arne PC to proceed with the Neighbourhood Plan in the areas not subject to the Partial Review, would be for the Neighbourhood Plan area to be modified to exclude the areas covered by the PLP1 Partial Review (principally in the Worgret Road area immediately to the west of Wareham). This would seem to be in conformity with the Localism Act and would recognise that the relevant Authority or Authorities for production of a Neighbourhood Plan for the Worgret Road area cannot at the moment be reliably defined and neither can the strategic policy for that area be defined until the PLP1 Partial Review is concluded. Arne PC's (and others') views and interests in the strategy and development plans for the PLP1 Partial Review in the Worgret Road area would be covered by the Partial Review consultative process.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D.H. Hunt', with a horizontal line underneath.

David H Hunt

Encl: Neighbourhood Plan Area Consultation Response Form

**Purbeck District Council
Neighbourhood Plan Area
Consultation
RESPONSE FORM**

NEIGHBOURHOOD PLAN AREA YOU WISH TO COMMENT ON

Arne Parish Council (APC) application to Purbeck District Council for APC to be the designated body to produce a neighbourhood development plan for the APC area.

YOUR DETAILS

Name: David Hammond Hunt

Address: Little Farm, Worgret Road, Wareham, BH20 6AB

Email: David.Hunt@bocmpauls.co.uk

YOUR COMMENTS

The request from Arne Parish Council is either premature or should not cover the whole of the APC area for the reasons stated in the covering letter hereto dated 9th October 2013 (there is insufficient space on this Form to complete the extensive comments). A workable alternative with a reduced Neighbourhood Plan area, permitting APC to proceed with the Neighbourhood Plan in the areas not subject to the PLP1 Partial Review is also proposed in the covering letter.

Please complete this form and send to: Planning Policy, Westport House, Worgret Road, Wareham, BH20 4PP or email to:

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