



Planning

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Ms Susan Heywood
Purbeck Local Plan Inspector

c/o Helen Nolan, Programme
Officer

By email only

Date: 13 April 2022

Ref:

Officer: Mike Garrity

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Dear Ms Heywood

Purbeck Local Plan

Thank you for your letter of 8 April, advising that there should be a further hearing session on the Morden Park matter, and consultation on the corrections to the policies map. I note also your requests about when we are likely to publish updated housing land supply information, and about the implications of the updated nutrients advice on the delivery of housing and employment land.

We are in discussion with Natural England about the nutrients advice, but it is likely to take some time to resolve. The Poole Harbour catchment covers the majority of the plan area, and if it is concluded that the current mitigation for nitrogen is not sufficient to mitigate the phosphorus effects as well, then this would have a significant effect on housing delivery and the five-year supply of land for housing.

The April 2020 five-year housing land supply report demonstrated a 5.3-year supply for the Purbeck plan area. We are now close to publishing the April 2021 report, and unfortunately the latest calculations indicate that even without taking into account the implications of the nutrients advice, the housing land supply stands at 4.3 years. This is, at least in part, due to the overreliance of windfall development given the length of time between adopted plans.

The council is hesitant to embark on further consultations and hearing sessions if the lack of a five-year housing land supply will result in the inability to adopt the plan.

We would be grateful therefore for your clarification as to whether in the light of this information it would still be possible for you to find the plan sound.

Yours sincerely



Michael Garrity
Head of Planning