

WOOL PARISH NEIGHBOURHOOD PLAN 2024-2038

Dorset Council is satisfied that the Wool Parish Neighbourhood Plan 2024-2038, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on **Thursday 20 March 2025**.

Background

The Wool Neighbourhood Area was designated by Purbeck District Council on 29 June 2018 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Wool Parish Council and the designated neighbourhood area covers the civil parish of Wool.

In August 2024, Wool Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 6 September 2024 until 18 October 2024 and an independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 16 December 2024.

In summary, the examiner's report concluded that the Wool Parish Neighbourhood Plan 2024-2038 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council has considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agrees that the legal requirements and basic conditions have been met. The referendum version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- i. meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- ii. is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and
- iii. complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Wool Parish Neighbourhood Plan 2024-2038

The neighbourhood plan area covers the civil parish of Wool.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the civil parish of Wool.

Information about the referendum will be published on the Council's website and made available for inspection no fewer than 28 working days before the referendum.

Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at: www.dorsetcouncil.gov.uk/wool-neighbourhood-plan

Appendix A: Modifications from Examiner's Report

| Proposed modification no. (PM) | Page no./ other reference | Modification |
|--------------------------------|---------------------------|---|
| PM1 | Policy WOOL 1 | <p>Amend the second sentence to:</p> <p>"New buildings and property boundaries should use good quality and durable materials, the details of which should be included in planning applications."</p> |
| PM2 | Policy WOOL 2 | <p>Amend principle a) to:</p> <p>"The height of new development should not be overbearing in relation to neighbouring land uses, should not result in significant harm to the character of the surroundings and should aim to create a design which respects the character of the area."</p> <p>Amend principle c) to:</p> <p>"Private front gardens should be provided where appropriate and where they are compatible with the character of the surrounding area. Street patterns should be legible and designed to provide rear garden space where overlooking is minimised."</p> <p>Amend principle e) to:</p> <p>"Car parking provision should reflect the car parking strategy as agreed by the Local Planning Authority."</p> |
| PM3 | Policy WOOL 5 | <p>Delete from the first sentence: "a proportion of 40% from qualifying developments in."</p> <p>Delete from the second sentence: "Where possible," and substitute: "Where viable, ".</p> |
| PM4 | Policy WOOL 5 | <p>Delete the fifth paragraph and substitute:</p> <p>"Social Rented and Affordable Rented homes should be allocated in accordance with Dorset Council's Allocation Policy. First Homes, discounted market sales housing and other affordable routes to home ownership should be prioritised for people with a local connection using the following criteria:</p> <ul style="list-style-type: none"> a) Residency in Wool Parish for the last 2 years or 3 years out of the last 5 years; b) Close family continuous residency in Wool Parish (parents, siblings, non-dependent children) of 5 years; |

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| | | <p>c) Paid employment in Wool Parish of 16 hours per week average for minimum period of 1 year (including zero hours contracts);</p> <p>d) Offer of permanent employment to social tenant in Wool Parish of 16 hours per week average for period no less than 1 year (including zero hours contracts) and where it is unreasonable to travel from current housing property.</p> <p>If there is no qualifying applicant, applicants will be considered from adjoining parishes using the same criteria.</p> <p>If there is still no qualifying applicant, applicants will be considered from the wider Dorset Council area using the same criteria."</p> |
| PM5 | Policy WOOL 8 | <p>Delete the policy and substitute:</p> <p>"Proposals that will result in either the loss of or cause significant harm to a local community facility will be resisted, unless it can be clearly demonstrated that the facility is no longer financially viable. Unless otherwise agreed by the local planning authority, this will require a site to be genuinely marketed for a continuous period of at least 9 months at a price which reflects its existing or last use.</p> <p>The following sites/properties are considered to be local community facilities, etc ...</p> <p>Applications for development to improve local community facilities, including shops, will be supported in principle.</p> <p>New residential development within the Plan area on sites larger than 1 hectare should be planned to promote walkable neighbourhoods and active travel. Local grocery shops should exist or be provided within 800m of the whole of the development."</p> |
| PM6 | Throughout the document | <p>Replace all references to Area of Outstanding Natural Beauty and AONB with "National Landscape".</p> |